

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

19 Kempford Close,
Manchester, M23 1LH



£425,000

No Upper Chain
Spacious Living Accommodation
Secluded Corner Plot
Single Garage and Private Parking
Rear Garden
Ensuite to Main Bedroom
Built-In Wardrobes To All Bedrooms
Convenient Location

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A four bed roomed residence, positioned on a secluded corner plot, offering well-proportioned accommodation, with scope for modernisation to transform this well presented property into a dream home. Also benefiting from having a single garage, front and rear gardens and private driveway. Within close proximity to schools, local amenities, Wythenshawe Hospital and the motorway networks, this home will certainly appeal to growing families.

Living Room 19' 2" x 11' 3" (5.84m x 3.43m) large bay window, carpeted flooring, gas fire, chandelier light fitting, doors opening into the dining room.

Dining Room 11' 1" x 8' 10" (3.38m x 2.69m) Carpeted flooring, access to the rear garden via patio doors with security safety grills.

Kitchen 12' 6" x 10' 10" (3.81m x 3.30m) Fitted kitchen with base and eye level units, gas hob, electric oven, plumbing for white goods, laminate flooring and large window overlooking the garden.

Utility 6' 9" x 5' 5" (2.06m x 1.65m) Base level units and wall shelving, sink, plumbing for washing machine.

WC 5' 9" x 2' 9" (1.75m x 0.84m) WC and hand wash basin.

Bedroom One 14' 11" x 12' 5" (4.54m x 3.78m) Spacious main bedroom with carpeted flooring, large window, built-in wardrobes and ensuite.

Ensuite 8' 7" x 5' 5" (2.61m x 1.65m) Three piece shower room comprising of shower cubicle, WC and sink.

Bedroom Two 11' 6" x 9' 9" (3.50m x 2.97m) To the front aspect of the property, carpeted flooring, dual windows, built-in wardrobe.

Bedroom Three 10' 3" x 8' 10" (3.12m x 2.69m) To the rear aspect of the property, large window overlooking the garden, carpeted flooring, built-in wardrobe.

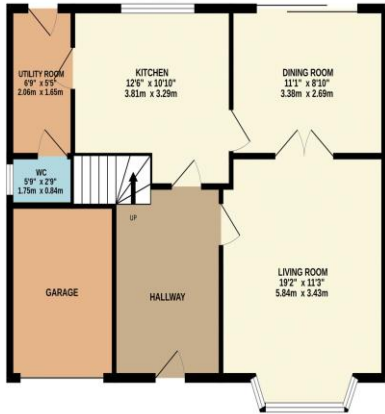
Bedroom Four 8' 0" x 7' 1" (2.44m x 2.16m) To the rear aspect, with carpeted flooring and built-in wardrobe.

Bathroom 7' 1" x 6' 8" (2.16m x 2.03m) Three piece bathroom suite comprising of bathtub with shower overhead, WC, sink, laminate flooring, tiled walls.

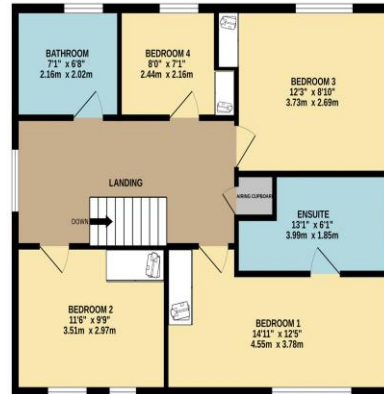
Exterior Front Private drive with lawned garden area, single garage. Mature trees and hedges envelope the property for privacy.

Exterior Rear Mainly laid to lawn the rear garden is walled and fenced, surrounded by mature trees also benefit for patio area for al fresco entertaining.

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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