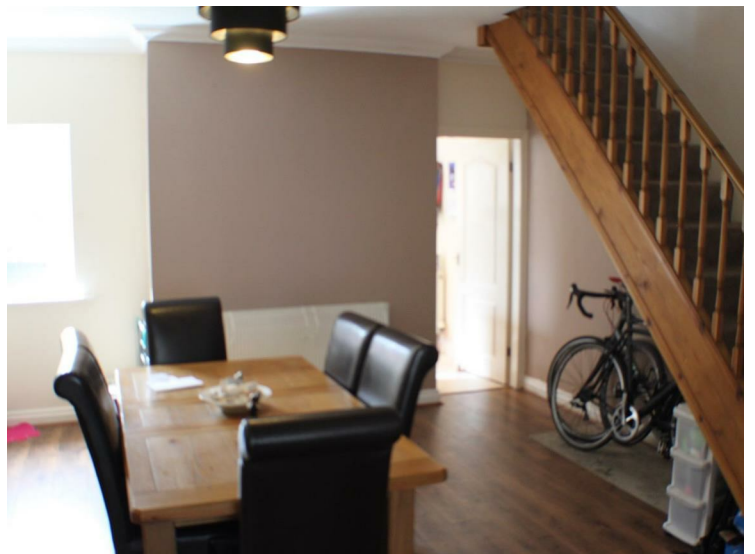


Kersal Avenue, Manchester, M27 8TN



Offers over £125,000

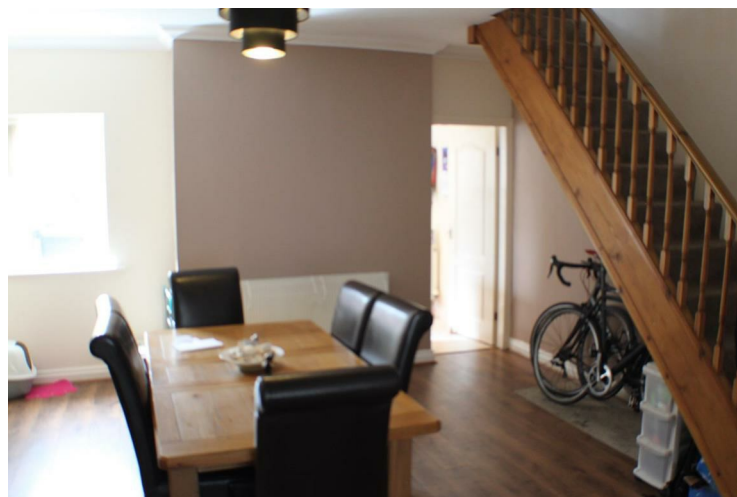
IDEAL FOR FAMILIES & FIRST TIME BUYERS!
 Barlow White are pleased to bring to the market this conveniently situated and spacious, **THREE BEDROOM** family home located close to network links and local amenities. Having been well maintained by its current occupants, under going a full refurbishment in 2005 including the re-building of the side and rear walls, the property comprises briefly: **ENCLOSED PORCH, LOUNGE, DINING ROOM AND FITTED KITCHEN.** To the first floor there are **THREE BEDROOMS** and a family **BATHROOM.** The property benefits from **GAS CENTRAL HEATING & UPVC DOUBLE GLAZING.** The large loft space has been boarded and carpeted and benefits from 2 velux windows, spot lights, power and storage space. In excellent condition throughout, as an additional benefit the property comes complete with carpets, blinds, light fittings, curtains and wardrobes. **THIS PROPERTY WILL SELL.** To arrange a viewing or for more information please call Barlow White on 0161 7880909

Lounge
15'2 x 14'8 (4.62m x 4.47m)



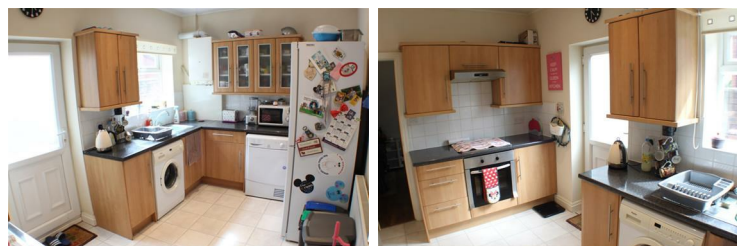
A spacious lounge with a bay window to the front aspect, telephone and power points, tv aerial and wall mounted radiator. Electric living flame fire with pebbles and a cream gloss surround finished with oak effect laminate flooring.

Dining Room
14'10 x 14'8 (4.52m x 4.47m)



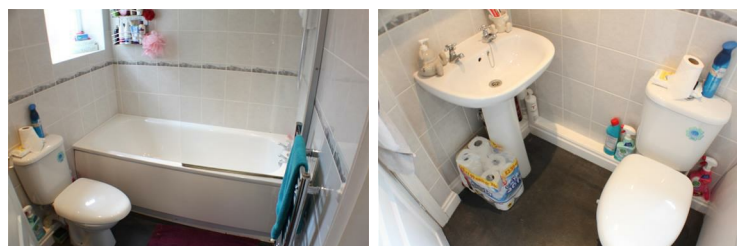
Rear aspect window, oak effect laminate flooring, power points, wall mounted radiator, coving and an open spindled pine staircase leading to the upstairs.

Kitchen
8'6 x 13'8 (2.59m x 4.17m)



Floor standing and wall mounted units in Beech, with chrome handles and a co-ordinating work surface, and a stainless steel sink and drainer. Side facing window and external door. Gas hob, electric oven with extractor hood and space for washer and dishwasher. Tiled walls, tile effect laminate flooring, wall mounted radiator and storage cupboard.

Bathroom
5'5 x 6'10 (1.65m x 2.08m)



A three piece white bathroom suite with chrome fixtures and fittings, comprising of bath with electric shower overhead, pedestal sink and w/c. With towel radiator, expelair, inset spot lights and side facing window. Fully tiled walls and grey vinyl flooring.

Bedroom One
14'7 x 14'9 (4.45m x 4.50m)



Front aspect dual windows with a full length bay window, power points, tv aerial, wall mounted radiator, carpeted flooring and a large glass fronted wardrobe.

Bedroom Two
14'11 x 8'10 (4.55m x 2.69m)



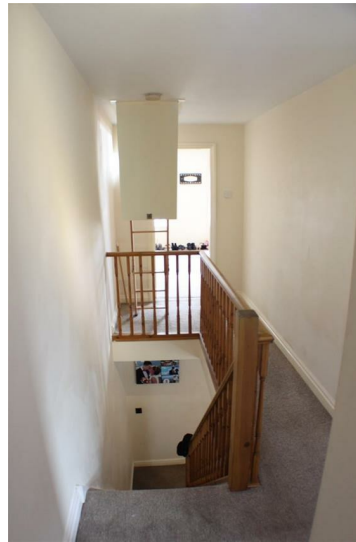
Rear aspect window, power points, tv aerial, wall mounted radiator, vertical blind and carpeted flooring.

Bedroom Three
7'11 x 8'5 (2.41m x 2.57m)



Rear aspect window, power points, wall mounted radiator, vertical blind and carpeted flooring.

Landing area



An antique pine spindled staircase, loft ladder to boarded roof space measuring 14'9 x 12'7, with 2 velux windows, carpeted floor, power points and inset spot lights.

Externally



A walled low maintenance yard to the rear of the property with an access gate and tap.

