



## Kenmere Grove, Manchester, M40

**£160,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Manchester.

## Key features:

- Three Bedroom Family Home
- Quiet cul de Sac
- Two Reception Rooms
- Extended
- Garage
- Enclosed Rear Garden
- uPVC Double Glazed
- Gas Central Heating
- No Onward Chain

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1463.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 999 years remaining  
**Ground Rent:** £4.50 per-annum



Housesimple are offering for sale this superb three bedroom family home. The property is situated on Kenmere Grove, a quiet cul de sac in the popular Moston area of Manchester. There are a host of local amenities on your doorstep and a selection of schools in the area for all ages. There are excellent transport links too - with easy access into both in and around Greater Manchester and into the City Centre.

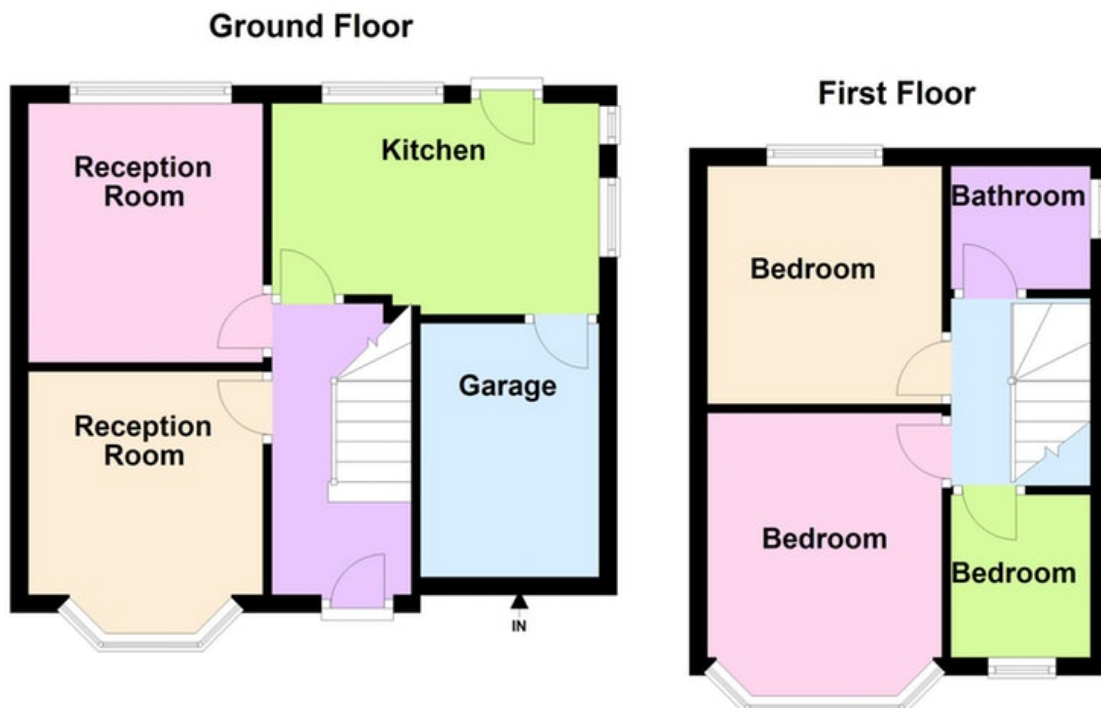
This stunning home has been extended and provides spacious and well appointed living quarters. In brief the property comprises of; three bedrooms and family bathroom to the first floor. The bathroom is tiled and features a modern white suite. To the ground floor there are two generous reception rooms, kitchen/ diner and integral garage. Externally, the accommodation further benefits from off road parking and enclosed, established rear gardens - perfect for summer BBQs!

This would make an ideal home for a young or growing family, however would equally make an excellent acquisition for a 'buy to let' investor who could expect good yield and high occupancy rates.

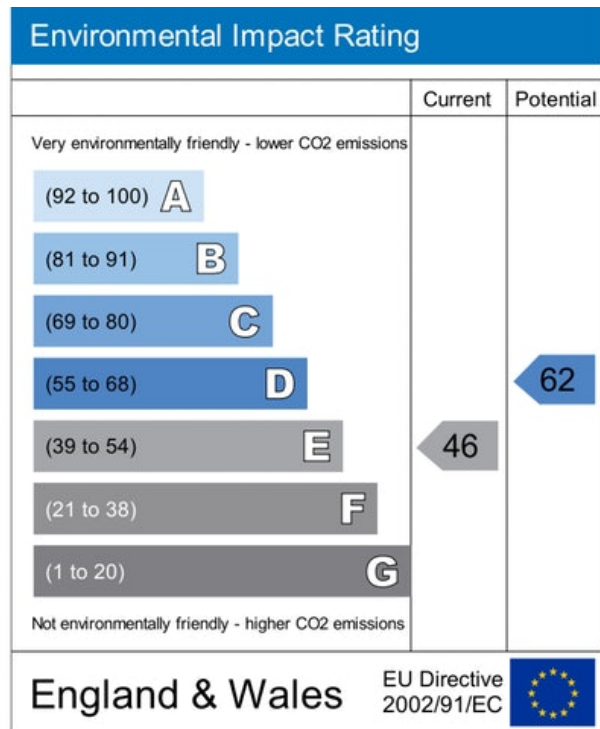
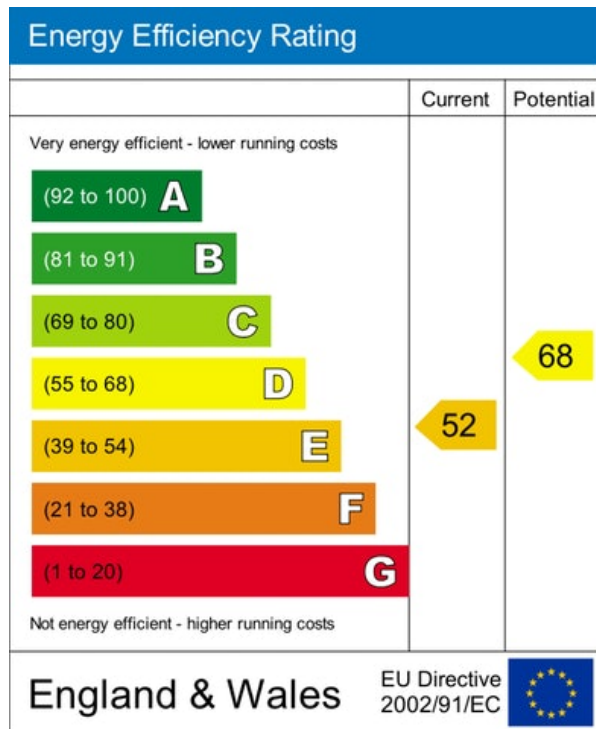
Viewing is strictly by appointment only.

Available with NO ONWARD CHAIN.

## Floor plan:

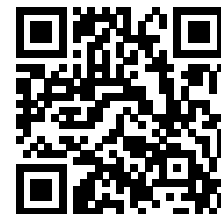


### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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