



Scholes Drive, Moston, Manchester, M40

- FREEHOLD
- EXTENDED
- RENOVATED TO A HIGH STANDARD
- DOWNSTAIRS WC
- EPC RATED C
- NO CHAIN
- TURN-KEY PROPERTY
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- COUNCIL TAX BAND A

Offers Over £300,000

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FREEHOLD | NO CHAIN | EXTENDED | TURN-KEY PROPERTY.

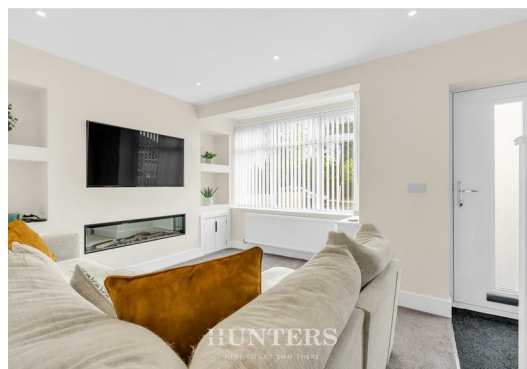
Located on Scholes Drive in the popular area of Moston, Manchester, this charming semi-detached house presents an excellent opportunity for those seeking a modern family home. With three well-proportioned bedrooms and a stylish bathroom, this property is perfect for families or professionals alike.

One of the standout features of this home is the extended open-plan kitchen diner, which has been thoughtfully designed to enhance the living space. The kitchen boasts a contemporary island, making it an ideal spot for casual dining or entertaining guests. The bi-fold doors seamlessly connect the indoor space to the rear garden, allowing for an abundance of natural light and a lovely view of the outdoor area.

This property has been meticulously renovated throughout to a high standard, ensuring it is truly a turn-key home ready for you to move in without the need for any immediate work. The added benefit of being sold with no chain and as a freehold property provides peace of mind and flexibility for potential buyers.

Additionally, the house offers off-road parking for ample vehicles, a valuable feature in this bustling area. With its modern amenities and spacious layout, this property is not to be missed. Come and experience the comfort and convenience that this delightful home has to offer.

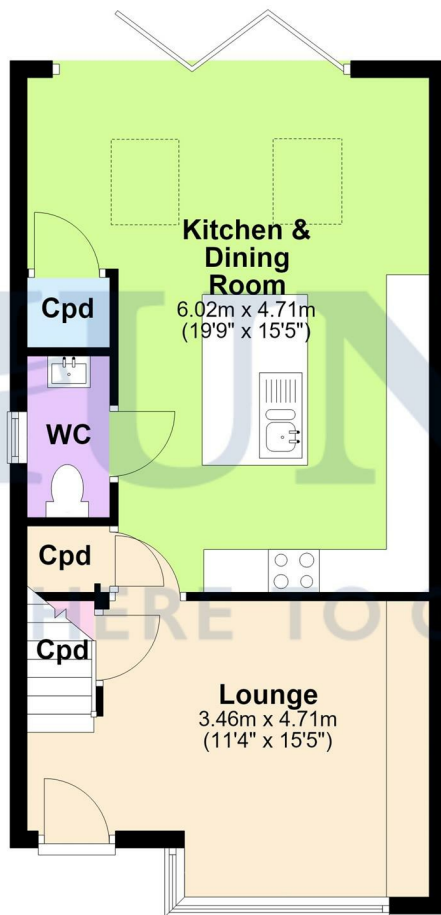
Tenure: Freehold
EPC Rated: C
Council tax band: A





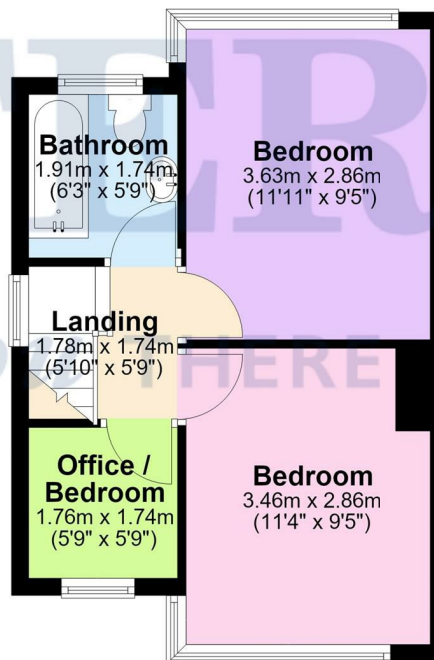
Ground Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



Total area: approx. 74.7 sq. metres (804.3 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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