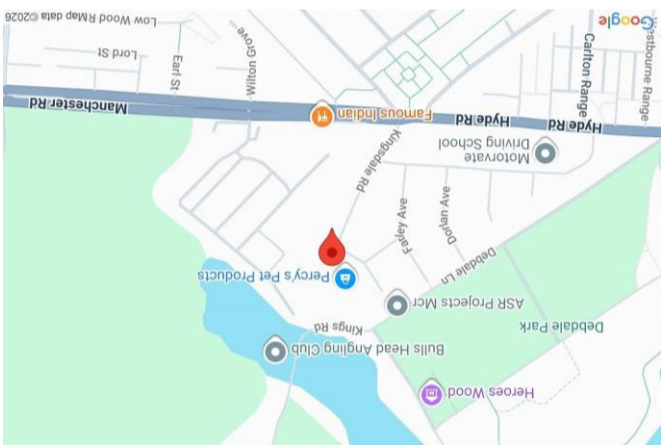
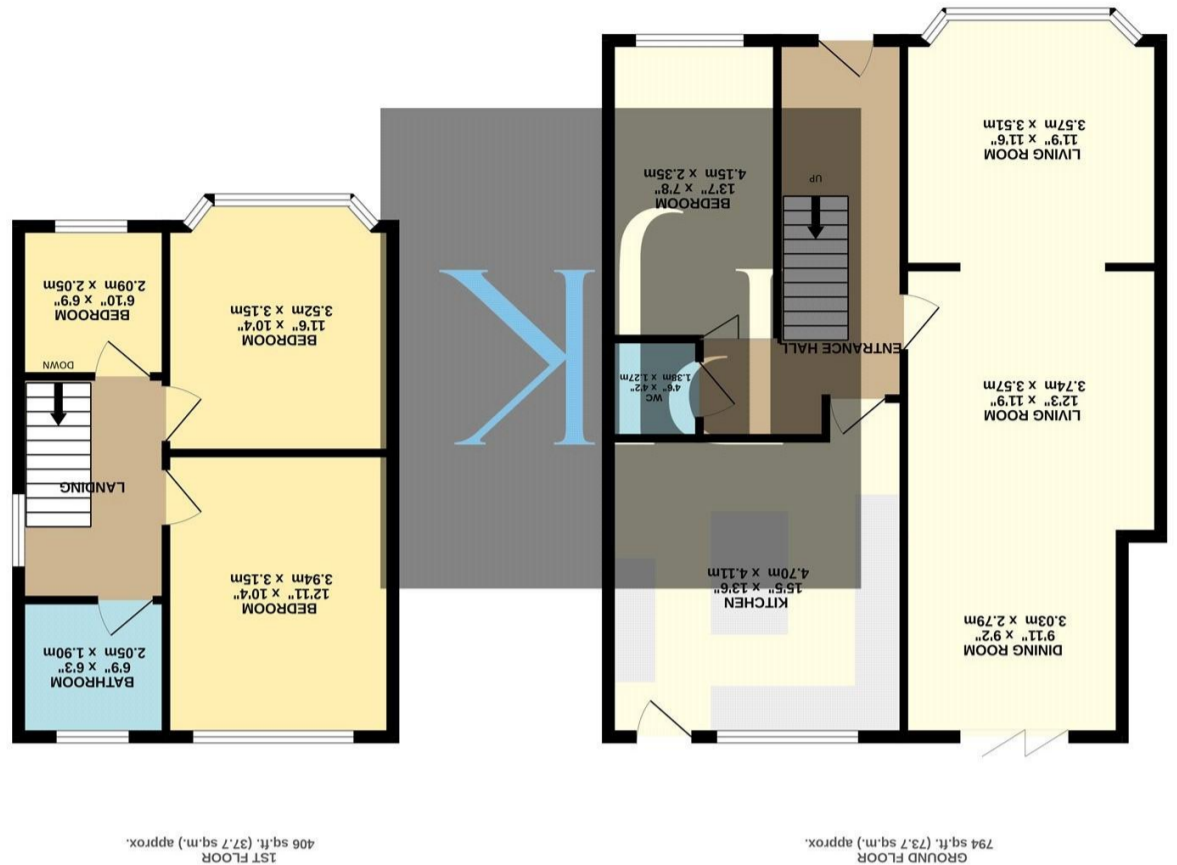


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PHILIP JAMES  
KENNEDY

30 KINGSDALE ROAD  
DEBDALE PARK, M18 7WB



## ASKING PRICE £380,000

A beautifully presented four-bedroom semi-detached family home, offered in true walk-in condition and extended to create approximately 1,200 sq ft of versatile accommodation. Having been extended to the side and rear, alongside a garage conversion, this impressive home is perfectly suited to modern family living.

The accommodation begins with a welcoming entrance hallway housing the stairs to the first floor. To the front of the property is a bright bay-fronted living room, featuring a charming exposed brick chimney breast and creating a warm and inviting reception space. To the rear is a superb open-plan additional reception and dining area, ideal for a growing family and entertaining.

The kitchen is beautifully presented and fitted with a range of stylish matching wall and base units, quality work surfaces and ample space for freestanding white goods, with pleasant views over the rear garden. Completing the ground floor is the converted garage, currently utilised as a home office but equally well suited as an additional fourth bedroom, alongside a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a further single room. These rooms are served by a modern three-piece family bathroom suite.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear is an impressive landscaped garden, featuring a well-maintained lawn and a wooden patio area ideal for outdoor dining and enjoying the warmer months.

1200 gross sq ft  
Tax Band: C  
Freehold

*"Extended four-bedroom semi-detached home in walk-in condition with home office and landscaped garden."*

