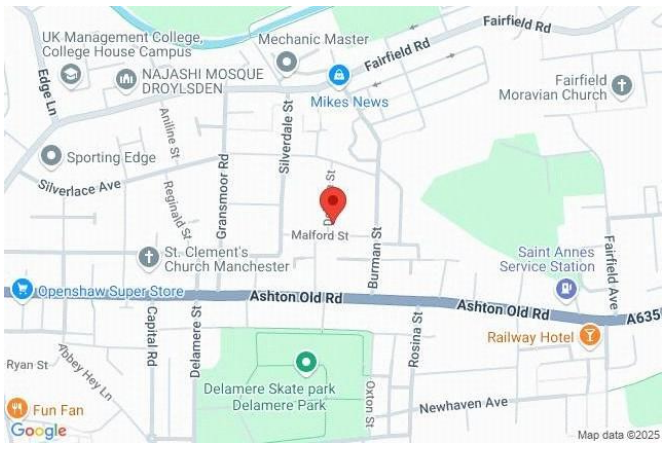
PHILIP JAMES KENNEDY

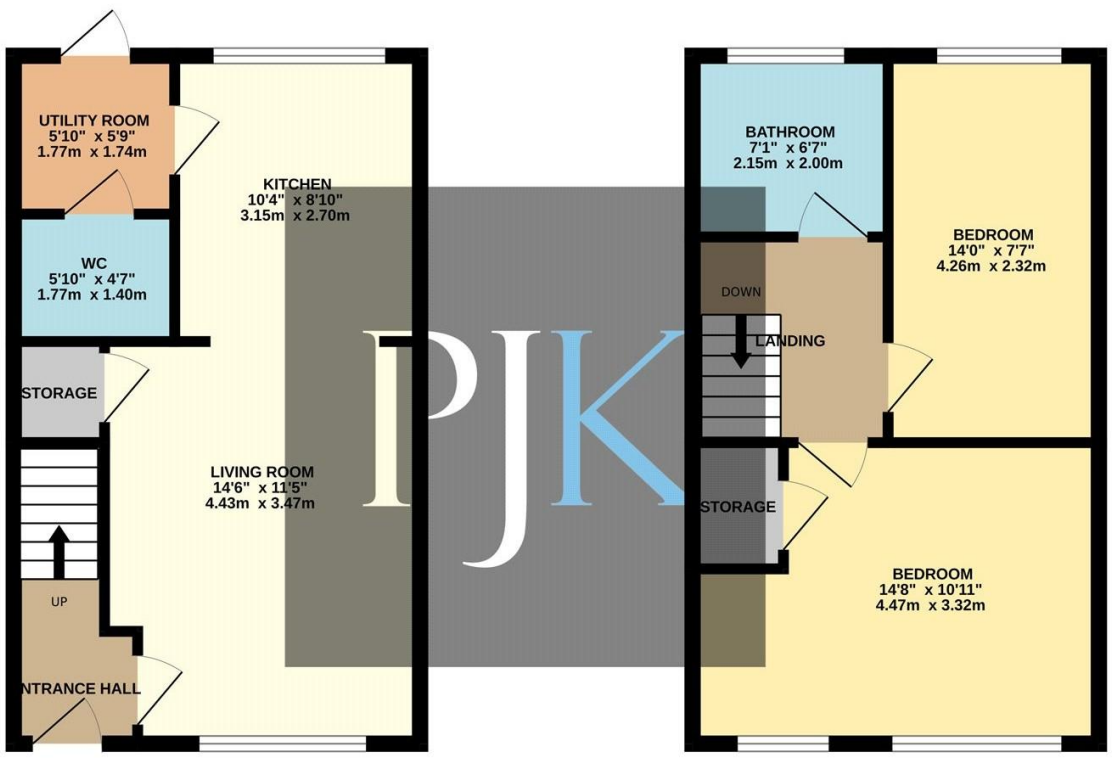
20 MALFORD STREET

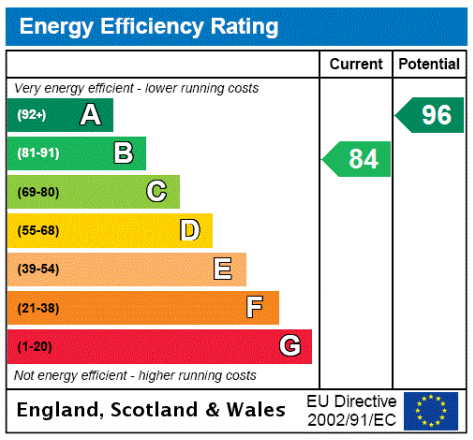
MANCHESTER, GREATER MANCHESTER, M11 1LZ



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.





TOTAL FLOOR AREA : 729 sq.ft. (67.8 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.
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PJK

218 Heaton Moor Road, Stockport, Greater Manchester, SK4

0161 431 5556 | heatonmoor@philipjames.co.uk

www.philipjames.co.uk

ASKING PRICE £260,000

A beautifully presented two-bedroom semi-detached property, built in 2016 by Lovell Homes, offering low-maintenance modern living in a quiet residential community. This deceptively spacious home is ideal for those seeking the convenience of a city-centre-style layout with the benefits of a suburban setting. Ideally positioned just two miles from Manchester City Centre, the property enjoys close proximity to a wealth of local amenities, excellent transport links, and reputable schools.

This excellent home comprises a welcoming entrance vestibule that leads into a bright and open-plan lounge, kitchen, and dining area—perfect for modern living. The contemporary kitchen features sleek base and wall units, quality work surfaces, and space for freestanding appliances. Completing the ground floor is a useful utility room and a convenient downstairs WC.

The first floor reveals two generous double bedrooms that provide ample space to be tailored to the needs of any buyer. These rooms are then serviced by a well-presented three-piece family bathroom, featuring a bath with shower over, hand wash basin, and WC.

Externally, the property benefits from a low-maintenance front garden and a private rear garden—ideal for relaxing during the summer months. The home also includes secure gated parking to the rear, adding to the practicality of this attractive property.

729 gross sq ft
Tax Band: A
Freehold

"A Modern Two-Bedroom Semi-Detached Home in a Popular Residential Location"