



## 22 Teesdale Avenue, Manchester, M41

**Offers over £450,000**

VERY SOUGHT AFTER LOCATION! HOME ESTATE AGENTS are privileged to bring to the market this sought after four double bedroom detached property located on the quiet cul-de-sac of Teesdale Avenue in Flixton. This spacious property is a real family home with spacious living accommodation to all floors. The space continues to the outside with attractive gardens and ample off road parking. The location is ideal to access local amenities and is within the catchment area for several popular schools. If you are a growing family looking to upsize in a sought after area we would advise an early viewing. The accommodation comprises of porch, entrance hallway, Study, extended lounge/dining room, living room extended eat in kitchen and downstairs WC. To the upstairs are four double bedrooms and a family bathroom. To the outside front is a lawned garden and driveway continuing to the side of the property and detached garage. To the rear is a spacious mostly lawned garden with paved patio area. To book your viewing call HOME on 01617471177.

- Sought after location
- Extended
- Four double bedrooms
- Viewing advised
- Cul-de-sac
- Eat in kitchen
- Garage
- Several reception rooms
- Downstairs WC
- Spacious gardens



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## PORCH

## ENTRANCE HALLWAY

Single panel radiator.

## STUDY 8'44 x 9'39 (2.44m x 2.74m)

UPVC double glazed window to front.

## EXTENDED LOUNGE/DINING ROOM 22'00 x 11'40 (6.71m x 3.35m)

UPVC double glazed window to rear. Gas fire. Two double panel radiator.

## LIVING ROOM 12'60 x 11'00 (3.66m x 3.35m)

UPVC double glazed window to front. Single panel radiator.

## EAT IN KITCHEN 17'76 x 14'28 (5.18m x 4.27m)

UPVC double glazed window to rear. A range of fitted wall and base units. Rolled edge worktops. Double electric oven. Gas hob. overhead extractor fan. Tiled floor. Splash wall tiling.

## DOWNSTAIRS WC

WC. Wash hand basin.

## LANDING

Shaped. Open balustrade. Loft access.

## BEDROOM ONE 12'80 x 10'00 (3.66m x 3.05m)

UPVC double glazed window to front. A range of fitted wardrobes. Single panel radiator.

## BEDROOM TWO 12'67 x 9'06 (3.66m x 2.90m)

UPVC double glazed window to rear. Single panel radiator.

## BEDROOM THREE 13'60 x 9'72 (3.96m x 2.74m)

UPVC double glazed window to rear. A range of fitted wardrobes. Single panel radiator.

## BEDROOM FOUR 16'47 x 9'45 (4.88m x 2.74m)

UPVC double glazed window to front. A range of fitted wardrobes. Single panel radiator.

## BATHROOM

UPVC double glazed opaque window to rear. WC. Bath. Pedestal wash hand basin. Ladder style radiator.

## OUTSIDE

To the outside front is a lawned garden and driveway continuing to the side of the property and detached garage. To the rear is a spacious mostly lawned garden with paved patio area. To book your viewing call HOME on 01617471177.

## Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers: Manton - 9262084, Urmston - 04331861, Stretford - 08259553