pearson ferrier®

# 2 LINDRICK AVENUE
Manchester, M45 7GE
Offers Over £280,000

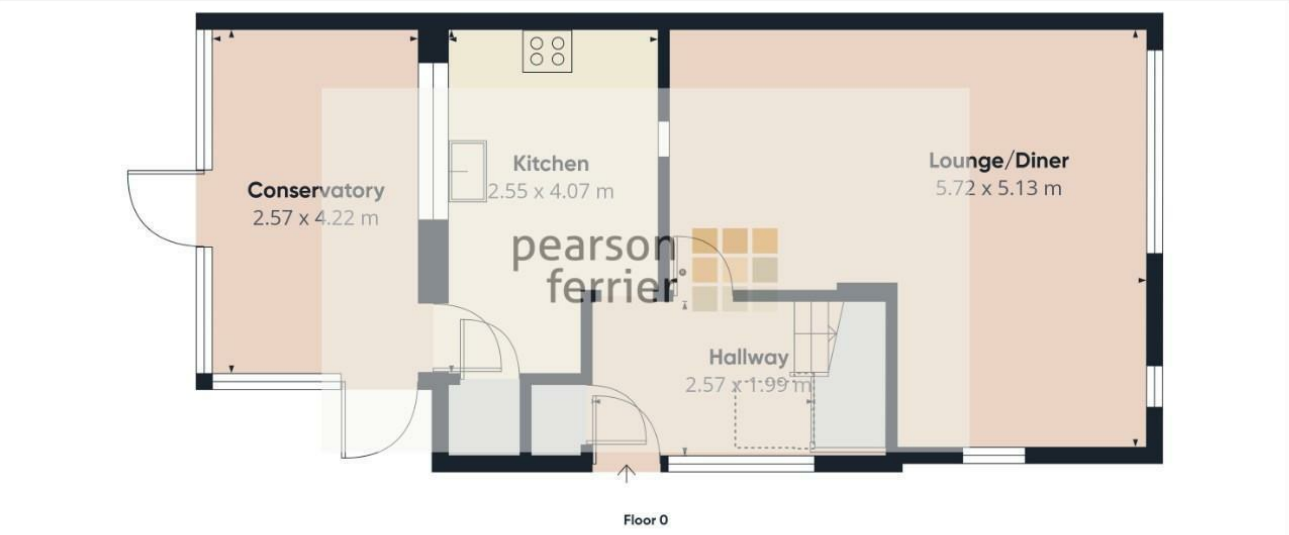
# 2 LINDRICK AVENUE

## Property at a glance

- MODERN SEMI DETACHED HOME
- PRIME WHITEFIELD LOCATION OFF PARK LANE
- CONVENIENT FOR PHILIPS HIGH SCHOOL
- THREE BEDROOMS
- RECENT NEW ROOF & CENTRAL HEATING BOILER
- UPDATED KITCHEN & SHOWER ROOM
- GARDENS FRONT & REAR
- SIDE DRIVEWAY & SINGLE DETACHED GARAGE

Attractively presented modern semi detached family home located in a very popular residential location just off Park Lane in Whitefield and within walking distance of Philips High School. The property has been upgraded recently by our vendors to include a re roof, replacement central heating boiler, a modern kitchen and stylish shower room. Our vendors have been resident at the property for a number of decades and although they have completed the improvements recently, the property offers excellent potential to extend to provide additional living space.
The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, boiler room off, conservatory, first floor landing, three bedrooms (two with fitted furniture) and three piece shower room.
To the outside there are well stocked and matured gardens to the front and rear with a block paved driveway leading to the detached single garage with up and over door.

Tenure - Leasehold for the residue of 960 years from 1960
Ground Rent - tbc
Council Tax Banding - C
EPC Rating - D




Floor 0

Floor 1

**Approximate total area**(1)

92.9 m²

**Reduced headroom**

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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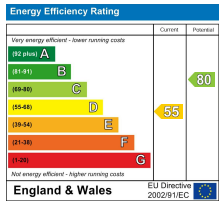


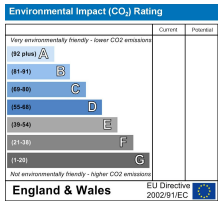


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