pearson ferrier®

2 HILLSIDE AVENUE
Manchester, M45 7SF
Offers In The Region Of £425,000

2 HILLSIDE AVENUE

Property at a glance

- beautifully presented & meticulously maintained extended semi-detached family home
- four double bedrooms (principal with walk in wardrobe & dressing area & bedroom three with fitted wardrobes and bedroom two with a loft room)
- highly sought after residential location close to local amenities, including schools, shops, and the vibrant nightlife of Whitefield with its array of bars and restaurants.
- Commuters will appreciate the easy access to Whitefield Met Station and nearby motorway networks, facilitating seamless travel to Manchester City Centre and beyond
- PVC double glazing & GCH system, spacious entrance hallway
- two separate reception rooms
- modern spacious kitchen with access via double opening PVC patio doors out onto the low maintenance rear garden
- spacious ground floor WC & utility room
- modern stylish family bathroom
- secure gated block paved driveway providing off road parking for two/three cars mature lawned gardens & a private low maintenance patio garden to the rear

Pearson Ferrier Black Label are delighted to bring to market this beautifully presented and meticulously maintained extended semi-detached family home occupying a generous corner plot, ideally positioned in a highly sought-after residential area of Whitefield.

The spacious accommodation comprises a welcoming entrance hallway, two separate reception rooms, a modern and generously sized kitchen with double-opening PVC patio doors leading onto the private rear garden, plus a ground floor WC and utility room.

To the first floor are four double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and dressing area. Bedroom three includes fitted wardrobes, while bedroom two also provides access to a useful loft room. A modern and stylish family bathroom completes the accommodation.

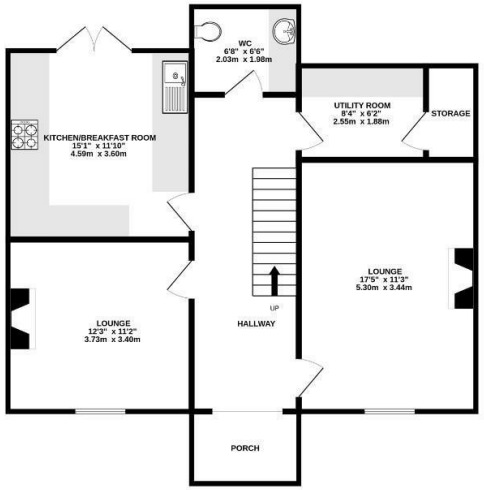
Externally, the property features a secure gated block-paved driveway providing off-road parking for two to three vehicles, mature lawned gardens to the front and side and a private, low-maintenance rear patio garden ideal for entertaining.

Further benefits include PVC double glazing and gas central heating.

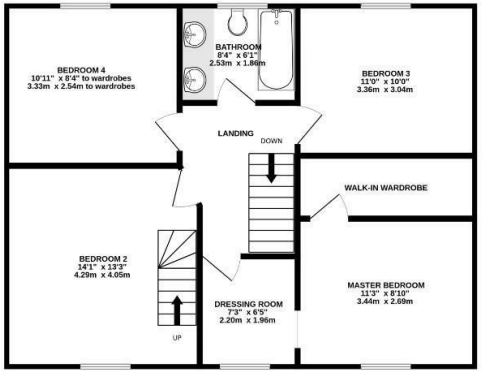
Hillside Avenue is conveniently located close to excellent local schools, shops and amenities, as well as Whitefield's vibrant selection of bars and restaurants. Whitefield Metrolink Station and nearby motorway links provide easy access to Manchester City Centre and beyond.

Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended.

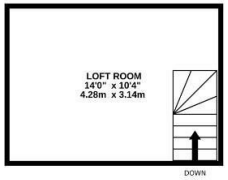
GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



2ND FLOOR
145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.1 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.
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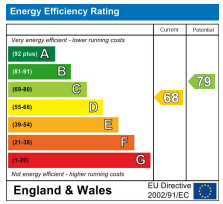

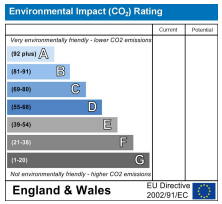

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