



MY PROPERTY CLUB

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28 Bickerdike Avenue , Manchester, M12 5SZ

Asking price £230,000

Located in the vibrant area of Levenshulme, Bickerdike Avenue presents a modern two-bedroom semi-detached house, built in 2013. Spanning an impressive 829 square feet, this property is well presented throughout, offering spacious dimensions that cater to a variety of lifestyles.

Upon entering, you will find a welcoming entrance hallway, reception room that flows seamlessly into a contemporary kitchen, equipped with modern fixtures and fittings, perfect for both cooking and entertaining friends and family, the ground floor also provides a w.c/utility room.

The property boasts two comfortable double bedrooms, providing ample space for relaxation or study. The bathroom is equally modern, designed to meet the needs of today's discerning buyers.

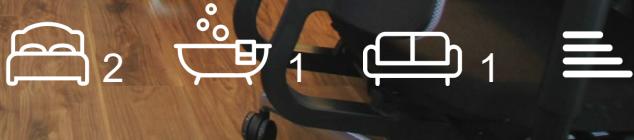
Externally, the house features an enclosed garden space, ideal for enjoying the outdoors, whether it be for gardening, entertaining guests, or simply unwinding after a long day and this outdoor area adds a delightful touch to the property, enhancing its appeal.

This home is particularly suited for a diverse range of buyers, including first-time purchasers, those looking to upsize or downsize, and savvy investors seeking a promising opportunity in a thriving community. With its modern amenities and convenient location, this property is a fantastic choice for anyone looking to settle in Manchester. Don't miss the chance to make this lovely house your new home.

- TWO BEDROOM MODERN SEMI DETACHED
- SET IN THE SOUGHT AFTER AREA LEVENSHULME
- WELL PRESENTED THROUGHOUT
- SET CLOSE TO ALL LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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