



MY PROPERTY CLUB

MY PROPERTY CLUB  
66 Hyde Road, Denton,  
Manchester M34 3AG

0161 850 9730

mypropertyclub.co.uk



## 28 Bickerdike Avenue , Manchester, M12 5SZ

Offers over £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 and 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.

### 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.

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



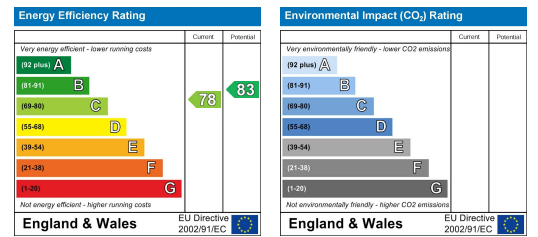
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

66 Hyde Road, Denton, Manchester, M34 3AG  
 Tel: 0161 850 9730 Email: sales@mypropertyclub.co.uk