



## 24 Arbory Avenue

, Manchester, M40 5HE

**Offers In The Region Of £299,950**

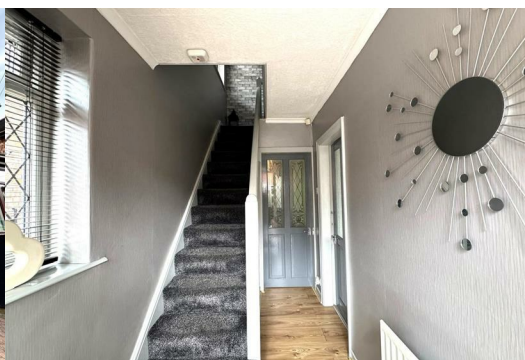


Cousins Estate Agents are delighted to present this extended three-bedroom semi-detached house located on Arbory Avenue in Manchester. This delightful family home is ideal for those seeking to upsize, offering ample space and comfort for modern living.

Upon entering, you will find two inviting reception rooms that provide a perfect setting for both relaxation and entertaining. The well-appointed kitchen leads directly to a generous rear garden, which features a lovely patio area, perfect for enjoying al fresco dining or simply unwinding in the fresh air.

The property boasts three good-sized bedrooms, ensuring plenty of room for family members or guests. The larger than average bathroom is a standout feature, complete , making it both practical and stylish.

Additionally, the property benefits from a shared driveway, providing off-road parking for your convenience. The large rear garden is a wonderful asset, offering a private outdoor



LOUNGE

DINING ROOM

KITCHEN

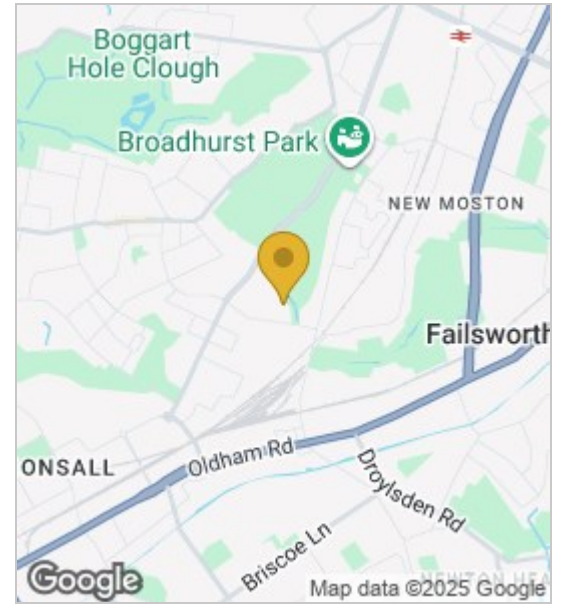
BEDROOM ONE

BEDROOM TWO

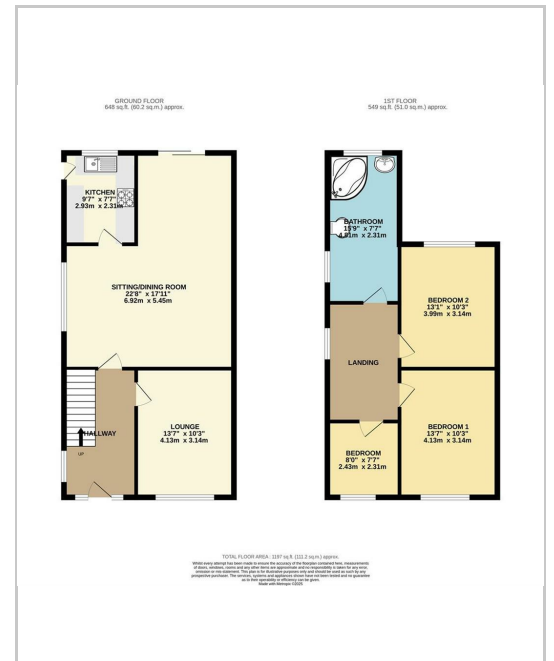
BEDROOM THREE

BATHROOM

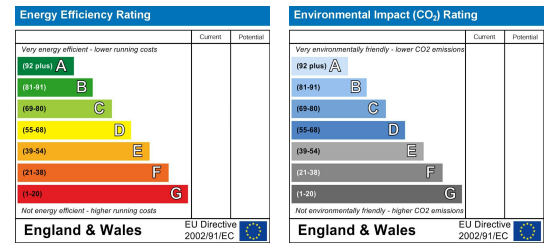
### Area Map



### Floor Plans



### Energy Efficiency Graph



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