



## 36 Averial street

,, M40 1PF

**Asking Price £210,000**



Located on Averial Street, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three generously sized bedrooms, this property is perfect for families or those seeking extra space. The house features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the large garden, which offers ample outdoor space for gardening, play, or simply relaxing in the fresh air. The driveway provides convenient off-street parking, a valuable asset in today's busy world.

The property includes a downstairs bathroom, adding to the practicality of the layout. While the house is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and other essential services, making daily life more convenient. The property falls under



living room

kitchen / dining room

shower room down stairs

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

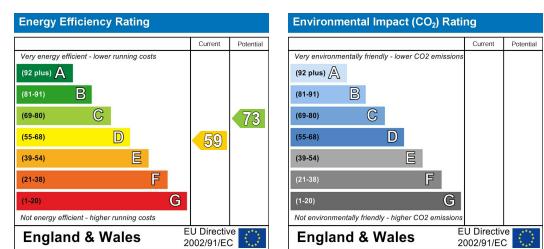
## Area Map



## Floor Plans



## Energy Efficiency Graph



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