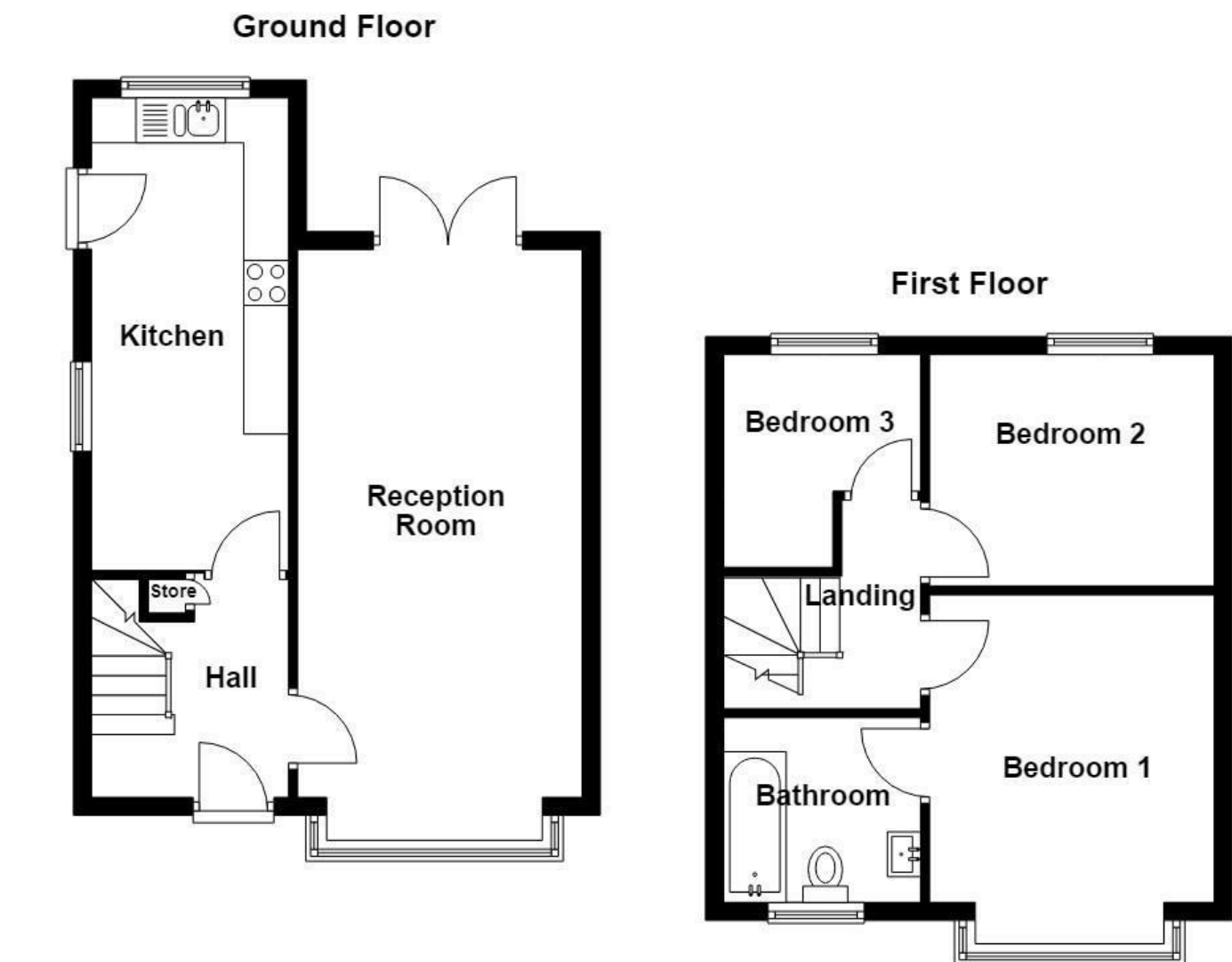




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Carden Avenue, Manchester, M27 OJX

Offers Over £300,000

Welcome to this stunning, freshly renovated three-bedroom semi-detached home located on Carden Avenue in the desirable area of Swinton, Manchester. This property boasts a modern and fresh aesthetic throughout, making it an ideal choice for families or professionals seeking a comfortable living space.

As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The new fitted kitchen is a highlight of the home, featuring contemporary design and ample storage, making it a joy to cook and dine in.

Upstairs, you will find three well-proportioned bedrooms, each designed to provide a peaceful retreat. The newly installed bathroom is stylish and functional, catering to the needs of the household with ease.

One of the standout features of this property is the private driveway, providing convenient off-road parking for your vehicles. The outdoor space is perfect for enjoying the fresh air or for children to play safely.

This home is not only beautifully presented but also conveniently located, offering easy access to local amenities, schools, and transport links. Whether you are looking to settle down or invest, this property is a fantastic opportunity that should not be missed. Come and experience the charm and comfort of this lovely home on Carden Avenue.

Carden Avenue, Manchester, M27 0JX

Offers Over £300,000

 3  1  1  C

- Three Bedroom Semi Detached Home
 - Newly Fitted Modern Kitchen
 - Private Driveway Providing Off Road Parking
 - Tenure - Leasehold
- Fully Renovated Throughout
 - Stylish Contemporary Bathroom
 - EPC Rating - C
- Spacious Reception Room
 - Ideal Family Home In A Popular Location
 - Council Tax Band - C

Ground Floor

Driveway, stone chippings.

Entrance

Composite door leading to entrance hall.

Entrance Hall

8 x 7'4 (2.44m x 2.24m)

Doors leading to reception room and kitchen, stairs to first floor.

Reception Room

20'10 x 10'10 (6.35m x 3.30m)

UPVC double glazed box window, central heating radiator, UPVC French doors to rear.

Kitchen

17'8 x 7'4 (5.38m x 2.24m)

UPVC double glazed window, centra heating radiator, panelled wall and base units, laminate surfaces, one and a half sink with mixer tap and draining board, gas hob burner and integrated electric oven with stainless steel extractor hood, plumbing for washing machine, spotlights, lino flooring, door leading to rear.

First Floor

Bedroom One

12'7 x 10'7 (3.84m x 3.23m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'6 x 7'11 (3.20m x 2.41m)

UPVC double glazed window, central heating radiator.

Bedroom Three

7'11 x 7'4 (2.41m x 2.24m)

UPVC double glazed window, central heating radiator.

Bathroom

7'6 x 6'11 (2.29m x 2.11m)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top washbasin with mixer tap, panelled bath with mixer tap and direct feed shower, spotlights.

External

Rear

Laid to lawn garden, decking area.

Front

Tel: 01617939622



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