



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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	

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Belmont Avenue, Manchester, M27 6WL

Offers Over £300,000

A FANTASTIC FAMILY HOME WITH 3 BEDROOMS + ADDITIONAL ROOM WITH EN SUITE ON GROUND FLOOR

Nestled on the charming Belmont Avenue in the desirable area of Clifton, Swinton, Manchester, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. As you approach the property, you will be greeted by a well-maintained driveway, providing ample parking space for your convenience.

Upon entering, you will find a spacious lounge that serves as the heart of the home, ideal for both relaxation and entertaining. The contemporary kitchen diner is a standout feature, designed to cater to the needs of modern family life, with ample space for dining and socialising. The bright conservatory adds an extra touch of elegance, flooding the home with natural light and providing a lovely space to enjoy the garden views.

Additionally, the property boasts a second reception room, which is versatile and can be used as a playroom, study, or additional living space. A convenient downstairs WC enhances the practicality of the layout, making it ideal for family living.

On the first floor, you will find a well-appointed family bathroom, along with three comfortable bedrooms, each offering a peaceful retreat at the end of the day. The semi-landscaped garden provides a lovely outdoor space for children to play or for hosting summer gatherings.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its spacious interiors and thoughtful design, it is perfect for families or anyone looking to enjoy the best of suburban living. Do not miss the opportunity to make this charming residence your own.

Belmont Avenue, Manchester, M27 6WL

Offers Over £300,000



- Beautifully Presented Semi Detached Property
- Spacious Living Area
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Downstairs WC
- Tenure Freehold
- Three Piece Shower Room
- Immaculate Rear Garden
- Council Tax Band B

Ground Floor

Entrance Porch

7'4 x 4'4 (2.24m x 1.32m)

Composite double glazed frosted front door, UPVC double glazed windows, wood effect laminate flooring and composite door to hall.

Hall

4'10 x 2'11 (1.47m x 0.89m)

Wood effect laminate flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room Two

9'11 x 8'3 (3.02m x 2.51m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to WC.

WC

8'3 x 2'11 (2.51m x 0.89m)

Dual flush WC, vanity top wash basin with mixer tap, spotlights, partially tiled elevations and tiled effect lino flooring.

Reception Room One

13'6 x 12'3 (4.11m x 3.73m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect laminate flooring and double doors to kitchen/dining area.

Kitchen/Dining Area

23'9 x 8'5 (7.24m x 2.57m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, composite one and a half bowl sink with and drainer with mixer tap, integrated Zanussi oven, five ring induction hob, integrated AEG microwave, space for fridge freezer, under unit lighting, spotlights, pendant lighting, under stairs storage, wood effect laminate flooring, UPVC double glazed sliding door to conservatory and UPVC double glazed French doors to rear.

Conservatory

10'5 x 7'6 (3.18m x 2.29m)

UPVC double glazed windows, polycarbonate roof, plumbing for washing machine, space for dryer, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7'4 x 5'8 (2.24m x 1.73m)

UPVC double glazed window, loft access, doors leading to three bedrooms and shower room.

Bedroom One

13'7 x 9'7 (4.14m x 2.92m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

10'6 x 9'7 (3.20m x 2.92m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

8'8 x 5'7 (2.64m x 1.70m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Shower Room

6'0 x 5'6 (1.83m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, spotlights, extractor fan, partially tiled elevations and tiled flooring.

External

Rear

Enclosed garden with artificial lawn, Indian stone paving, decking, stone chippings, slate chippings and summer house.

Front

Laid to lawn garden and concrete driveway.

