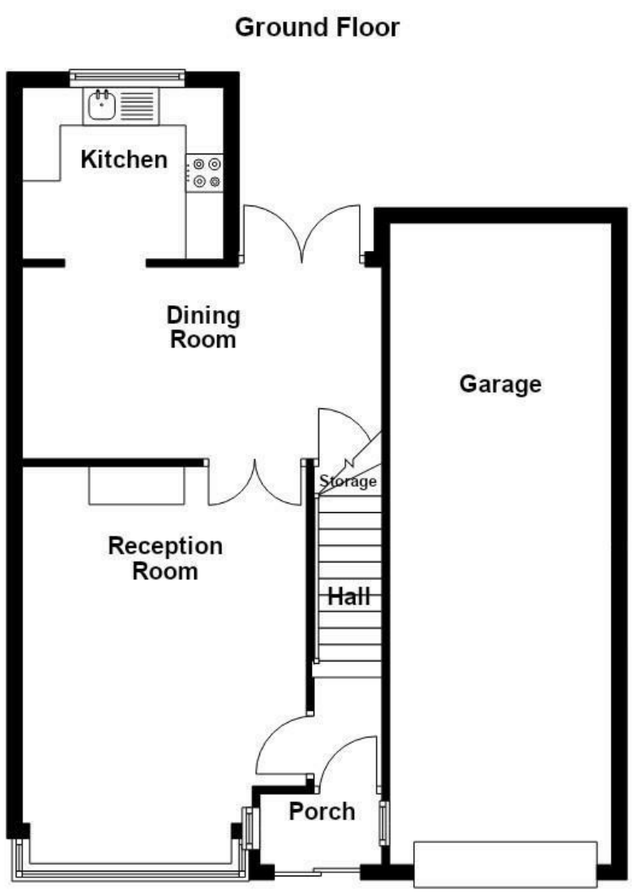
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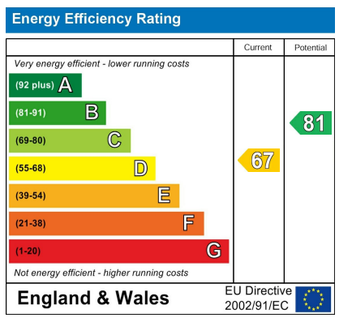












Belmont Avenue, Manchester, M27 6WL

£280,000

Nestled on the charming Belmont Avenue, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by stylish interiors that have been thoughtfully designed to create a warm and inviting atmosphere. The spacious layout provides ample room for both relaxation and entertaining, making it an ideal home for families or professionals alike.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The modern kitchen is equipped with contemporary fittings, ensuring that cooking and dining experiences are both enjoyable and efficient. The living areas are bright and airy, enhanced by natural light that flows through the windows, creating a welcoming environment.

One of the standout features of this home is the low-maintenance garden, which provides a perfect outdoor space for enjoying the fresh air without the burden of extensive upkeep. Whether you wish to host summer barbecues or simply unwind with a good book, this garden is sure to meet your needs.

Additionally, the property includes a garage, offering convenient storage solutions or the potential for a workshop. Located in a desirable area, this house is well-connected to local amenities, schools, and transport links, making it an excellent choice for those seeking both convenience and comfort.

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.

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Belmont Avenue, Manchester, M27 6WL

£280,000

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- Tenure Freehold
- Council Tax Band C
- EPC Rating D
- Ample Off Road Parking
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- Fitted Kitchen
- Three Piece Shower Room
- Low Maintenance Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance
UPVC double glazed sliding door to porch

Porch
5'2 x 3'1 (1.57m x 0.94m)
Tiled floor and door to hall.

Hall
4' x 3'2 (1.22m x 0.97m)
Central heating radiator, door to reception room and laminate flooring.

Reception Room
15'5 x 12'4 (4.70m x 3.76m)
UPVC double glazed box bay window, coving, central heating radiator, ceiling rose, television point, electric fire with decorative surround, double doors to dining room and laminate flooring.

Dining Room
15'6 x 8'5 (4.72m x 2.57m)
UPVC double glazed sliding door to rear garden, central heating radiator, coving, open access to kitchen and laminate flooring.

Kitchen
8'1 x 7'1 (2.46m x 2.16m)
UPVC double glazed window, wall and base units, marble effect work top, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated oven, gas hob, space for fridge freezer, plumbed for washing machine, integrated microwave in a high rise unit and tiled floor.

First Floor

Landing
6' x 5'7 (1.83m x 1.70m)
Coving, doors to three bedrooms and shower room, laminate flooring.

Bedroom One
13' x 9' (3.96m x 2.74m)
UPVC double glazed box bay window and central heating radiator.

Bedroom Two
10' x 9' (3.05m x 2.74m)
UPVC double glazed window and central heating radiator.

Bedroom Three
8'7 x 5'9 (2.62m x 1.75m)
UPVC double glazed window and central heating radiator.

Shower Room
6'2 x 5'7 (1.88m x 1.70m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, tiled elevation and tiled flooring.

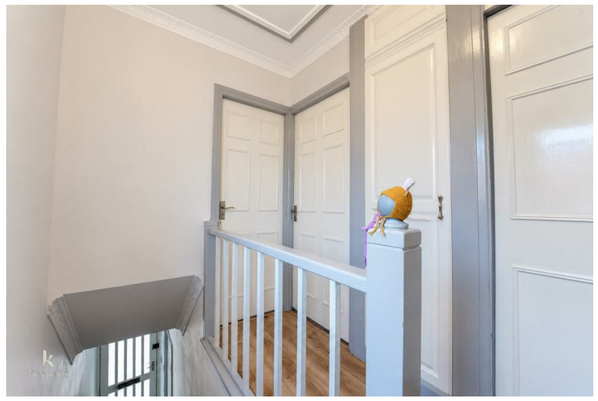
External

Front
Enclosed driveway for numerous vehicles and access to garage.

Garage
27'7 x 9'6 (8.41m x 2.90m)
Roller shutter garage door.

Rear
Block paved patio area, stone chipped bedding areas, mature shrubs, access to garage, and timber shed.










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