



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Malcolm Avenue, Manchester, M27 8HF

### Offers Over £230,000

THREE-BEDROOM SEMI-DETACHED IN SWINTON

Nestled on the charming Malcolm Avenue in the desirable area of Clifton, Swinton, Manchester, this delightful house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a generous reception room that provides an inviting space for relaxation and entertaining guests. The well-equipped kitchen and dining room are designed for both functionality and style, making it an ideal setting for family meals and gatherings. There is also attic space room with a Velux window and drop down ladders for access, this versatile space can be tailored to suit your needs.

The property boasts three well-proportioned bedrooms, each offering ample space for rest and personalisation. The well-appointed bathroom adds to the home's appeal, ensuring that daily routines are both comfortable and efficient. Outside, the large rear yard presents a delightful area with bedding spaces, ideal for gardening enthusiasts or those seeking a tranquil outdoor retreat.

Outside, the rear garden is laid to lawn, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, off-road parking at the front of the property offers convenience and peace of mind.

This home is perfect for families or anyone seeking a tranquil yet accessible location. With its thoughtful layout and attractive features, this property is a wonderful opportunity for those looking to settle in a welcoming

# Malcolm Avenue, Manchester, M27 8HF

## Offers Over £230,000



- Three Bed Semi-Detached Home in Clifton
- Great Family Home
- Close to Local Amenities
- Council tax Band A
- Large Driveway
- Spacious Reception Room
- Freehold
- Modern Kitchen/Dining Room
- Enclosed Rear Garden
- EPC - TBC

### Ground Floor

#### Entrance Hall

4'5 x 4 (1.35m x 1.22m)

UPVC double glazed window, wood effect laminate flooring, doors to reception room.

#### Reception Room

13'10 x 11'10 (4.22m x 3.61m)

UPVC double glazed bay window, central heating radiator, gas fire with marble fireplace, wood effect laminate flooring and door to kitchen.

#### Kitchen

16'6 x 9'11 (5.03m x 3.02m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops and tiled splashbacks, stainless steel 1 1/2 sink with mixer tap, integrated oven and grill, five ring gas hob with extractor fan, space for fridge freezer, washing machine and dishwasher, wood effect laminate flooring, UPVC double glazed french doors to rear.

### First Floor

#### Landing

9'4 x 5'11 (2.84m x 1.80m)

UPVC double glazed window, loft access, integrated storage, wood effect laminate flooring, doors to bedrooms and bathroom.

#### Bedroom One

11'7 x 8'0 (3.53m x 2.44m)

UPVC double glazed window, central heating radiator, wooden effect laminate flooring.

#### Bedroom Two

10'5 x 6'11 (3.18m x 2.11m)

UPVC double glazed window.

#### Bedroom Three

9'2 x 6'4 (2.79m x 1.93m)

UPVC double glazed window, central heating radiator.

#### Bathroom

6'3 x 5'4 (1.91m x 1.63m)

UPVC double glazed window, central heating radiator, WC, vanity wash basin with mixer tap, panel bath with mixer tap, electric feed shower, spotlights, fully tiled elevations, tiled laminate flooring.

#### Front External

Paved driveway, paved front garden.

#### Rear External

Enclosed paved garden with lawn.



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