



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D	64		
(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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## York Avenue, Manchester, M25 0FZ

£1,395

### THE PERFECT FAMILY HOME

Nestled on the charming York Avenue in Prestwich, Manchester, this exceptional semi-detached family home is now available for rent. This property has been thoughtfully updated and presented to the highest standard, ensuring a modern and inviting atmosphere throughout.

This home boasts three generously sized bedrooms, making it ideal for families seeking comfort and space. The two reception rooms provide ample living areas, perfect for both relaxation and entertaining. The neutral decoration throughout the property creates a warm and welcoming environment, allowing you to easily add your personal touch.

The modern fitted appliances in the kitchen enhance the functionality of the home, making daily living a breeze. With three beautifully maintained gardens, you will have plenty of outdoor space to enjoy, whether it be for gardening, play, or simply soaking up the sun. There is also a SUKKA built into the back Garden

# York Avenue, Manchester, M25 0FZ

£1,395



- Easy Access To Major Network Links
- Council Tax Band C
- EPC Rating D
- On Street Parking
- Three Generously Sized Bedrooms
- Ample Living Space
- Ideal Family Home
- Viewing Essential
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Hardwood single glazed frosted door to hall.

### Hall

11'2 x 6'9 (3.40m x 2.06m)

Hardwood single glazed frosted window, central heating radiator, coving, smoke alarm, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

### Reception Room One

11'10 x 10'11 (3.61m x 3.33m)

Hardwood double glazed window, central heating radiator, coving and wood effect laminate flooring.

### Reception Room Two

14'7 x 11'10 (4.45m x 3.61m)

Hardwood double glazed window, central heating radiator, wood effect laminate flooring and door to kitchen.

### Kitchen

11'2 x 6'9 (3.40m x 2.06m)

Hardwood double glazed window, central heating radiator, range of navy matte wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven, with four ring gas hob, space for fridge freezer, plumbed for washing machine, Main Eco boiler, under stairs storage, tiled effect lino flooring and hardwood door to rear.

## First Floor

### Landing

8'9 x 8' (2.67m x 2.44m)

Hardwood single glazed frosted stained glass window, loft access, wood effect laminate flooring, doors to three bedrooms, bathroom and WC.

### Bedroom One

11'10 x 10'11 (3.61m x 3.33m)

Hardwood double glazed window, central heating radiator and wood effect laminate flooring.

### Bedroom Two

14'7 x 9'11 (4.45m x 3.02m)

Hardwood double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

### Bedroom Three

8'9 x 8'4 (2.67m x 2.54m)

Hardwood double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

7' x 6'9 (2.13m x 2.06m)

Hardwood double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, PVC panel bath with mixer tap and rinse head, tiled elevation, integrated linen cupboard, PVC to ceiling and wood effect lino flooring.

### WC

5'4 x 2'8 (1.63m x 0.81m)

Hardwood double glazed frosted window, dual flush WC, and wood effect lino flooring.

### External

#### Rear

Laid to lawn garden with bedding areas.

#### Front

Paved courtyard.



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