



16 BISLEY AVENUE, M23 1HN
£239,950

3 2 1



DESCRIPTION

A SPACIOUS AND THOUGHTFULLY ARRANGED 952 SQ FT MID-TERRACE PROPERTY, PLEASANTLY POSITIONED WITHIN A QUIET AND ESTABLISHED CUL-DE-SAC, OFFERING GENEROUS AND WELL-BALANCED ACCOMMODATION IDEALLY SUITED TO FAMILY LIVING.

The home benefits from gas central heating, double glazing throughout, a number of useful storage cupboards, and practical features including a downstairs WC and separate utility room, all complemented by a large, well-maintained rear garden.

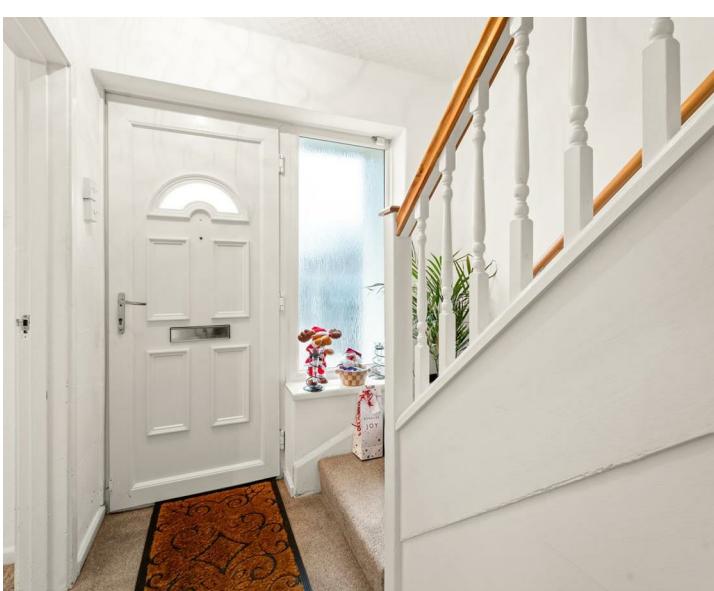
The accommodation is introduced via a welcoming entrance hallway, which leads through to a bright and open-plan lounge and dining area, providing an excellent space for both everyday living and entertaining. The kitchen is well positioned to the rear of the property and is supported by a useful utility room, which offers additional storage and provides direct access to the rear garden, alongside a convenient ground floor WC. To the first floor, the property continues to impress with three well-proportioned bedrooms, all offering comfortable accommodation and further storage cupboards, together with a family bathroom. Externally, the property enjoys a generous and beautifully maintained rear garden, predominantly laid to lawn and ideal for families, outdoor dining, or relaxation. Further garden space is located to the front of the property, while the peaceful cul-de-sac setting adds to the overall appeal.

Location: The property is ideally positioned close to major transport links, including the M60 and M56 motorway networks, providing excellent connectivity across the region. Manchester Airport is easily accessible, while Wythenshawe Hospital and a range of local amenities are also nearby, making this a highly convenient and well-connected location.

KEY FEATURES

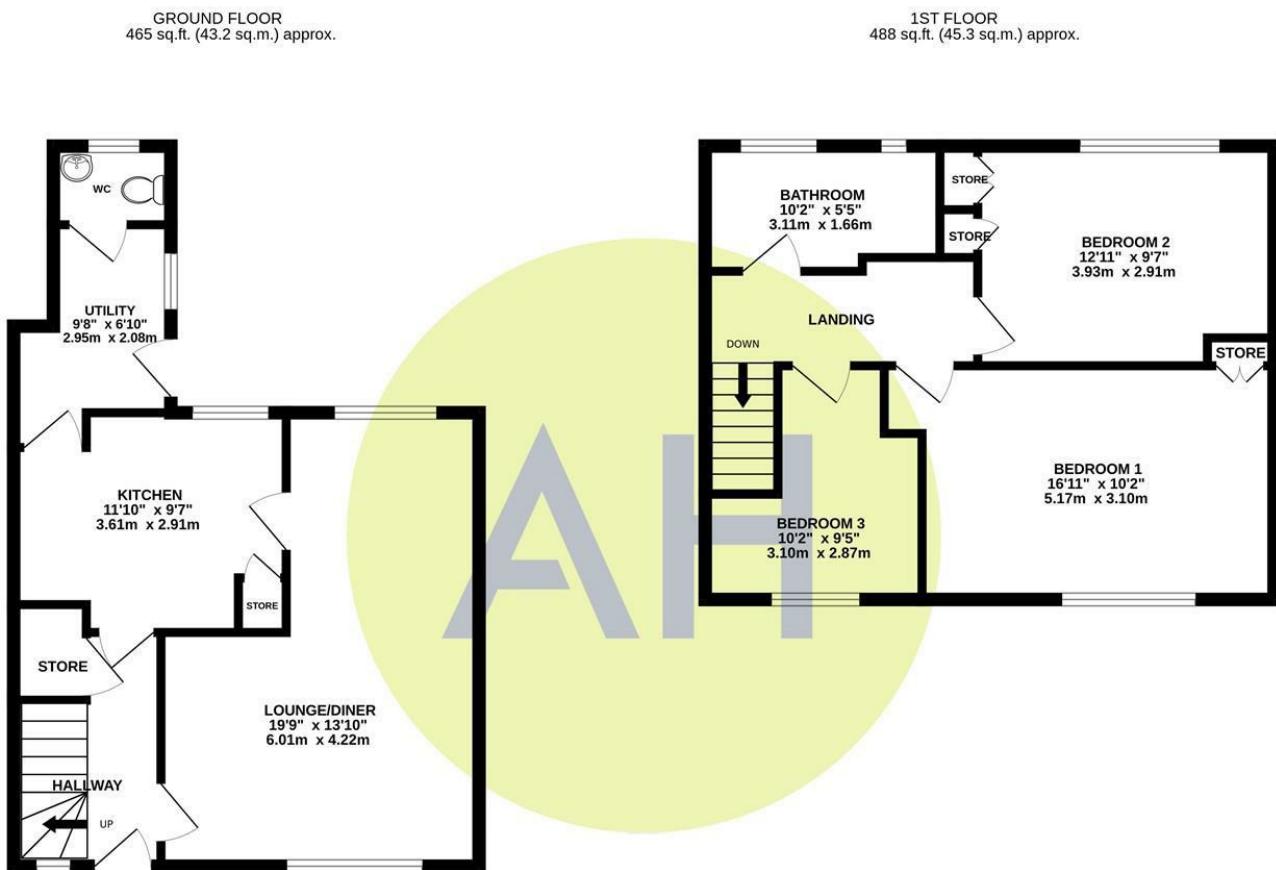
- Spacious 952 sq ft mid-terrace home
- Three well-proportioned bedrooms
- Kitchen, separate utility & downstairs WC
- Double glazing & gas central heating
- Quiet cul-de-sac location
- Open-plan lounge and dining area
- Generous, well-maintained rear garden
- Freehold





FLOOR PLANS

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TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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CMP Client Money Protect

DPS Digital Protection Service

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.