



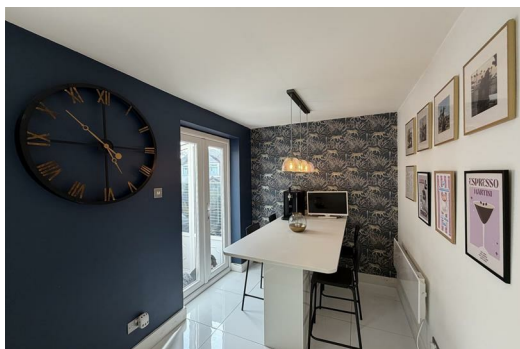
Hawkstone Avenue, Manchester, M43 7RU

Offers in the region of £275,000

Beautifully presented throughout and ready to move straight into, this attractive three-bedroom semi-detached family home offers spacious and well-planned accommodation, making it an ideal purchase for first-time buyers, growing families, or those looking to upsize. Occupying a highly convenient location, the property is within walking distance of well-regarded local schools, shops, and everyday amenities, whilst also benefiting from easy access to Clayton Vale Park, offering excellent outdoor and recreational space. Commuters will appreciate the superb transport links providing quick and easy access to Manchester City Centre and surrounding areas.

The accommodation briefly comprises a welcoming entrance hallway, a bright and comfortable lounge, a fitted kitchen, and a delightful conservatory overlooking the rear garden, creating additional living space perfect for relaxing, dining, or entertaining. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a block-paved driveway to the front providing off-road parking, whilst to the rear is a fully enclosed garden designed for low-maintenance enjoyment, featuring a paved patio area ideal for outdoor dining and an artificial lawn offering year-round greenery. Combining a convenient location with move-in-ready accommodation, this fantastic family home is certain to attract strong interest and early viewing is highly recommended.



GROUND FLOOR

Hallway

8'4" x 6'10" (2.55m x 2.08m)

Door to front, double glazed window to side, radiator, stairs leading to first floor, doors leading to:

Lounge

16'6" x 10'10" (5.03m x 3.31m)

Double glazed window to front, feature fireplace with inset , radiator.

Kitchen

15'1" x 18'0" (4.61m x 5.49m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, inset sink with mixer tap, double glazed window to rear, electric radiator, double glazed French door leading to:

Conservatory

7'8" x 15'11" (2.33m x 4.84m)

Double glazed windows to sides, double glazed French door opening to rear garden.

FIRST FLOOR

Landing

2'6" x 9'6" (0.75m x 2.89m)

Doors leading to:

Bedroom 1

9'3" x 12'7" (2.82m x 3.84m)

Double glazed window to front, radiator.

Bedroom 2

16'8" x 8'2" (5.09m x 2.50m)

Double glazed window to rear, radiator.

Bedroom 3

7'6" x 9'6" (2.29m x 2.89m)

Double glazed window to rear, radiator.

Bathroom

5'9" x 6'5" (1.75m x 1.96m)

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

OUTSIDE

Block paved driveway to the front. Enclosed garden to the rear with paved patio and artificial lawn area.

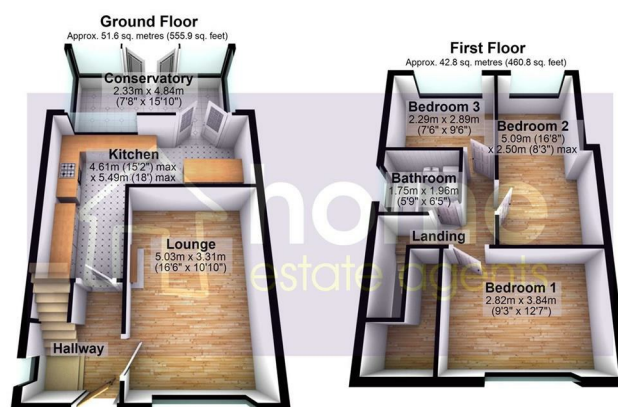
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any

proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

