



## 22 Lilmore Avenue

, Manchester, M40 1EY

**£1,295**



**\*FABULOUS FAMILY HOME\*\*GREAT CONDITON \*\*\*THREE BEDROOMS\*\*\*** Cousins Estate Agents are pleased to present this IMMACULATE THREE BEDROOM SEMI DETTACHED HOUSE centrally situated in popular newton heath, close to the M60 and Metrolink.

The property is garden fronted and large driveway accommodation consists of: Entrance Hallway, Lounge, Modern Kitchen/Diner. Upstairs: the first floor offers three bedrooms and family bathroom .

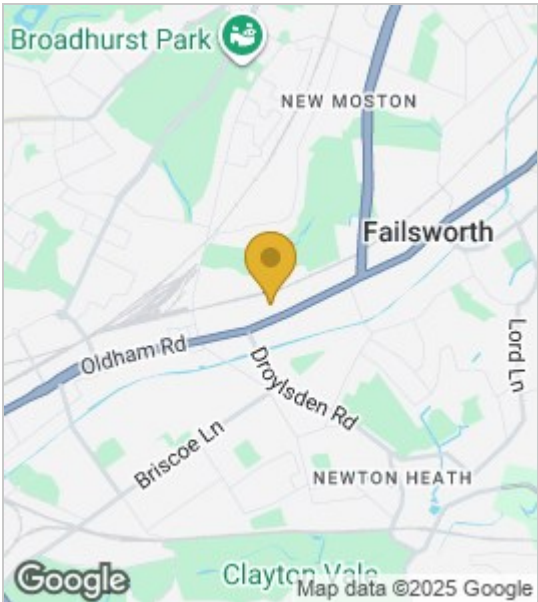
Externally there a garage to the side and the property benefits from a large rear garden offers a paved patio area with an lawn

The house is fully uPVC double glazed with Gas central heating and all mains services available

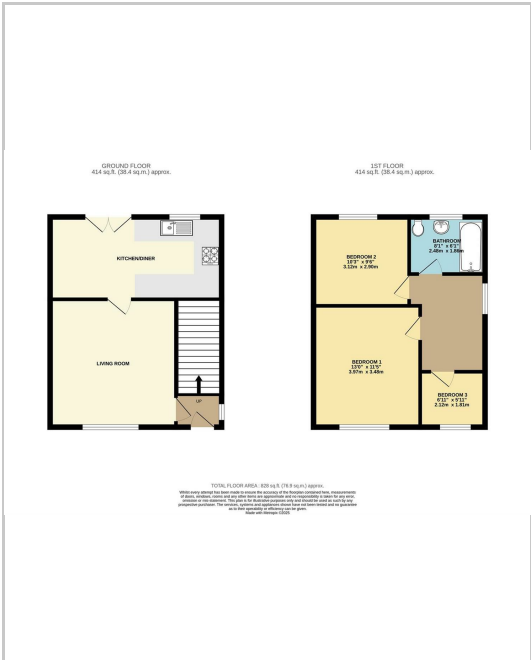


- living room
- kitchen / diner
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family bathroom

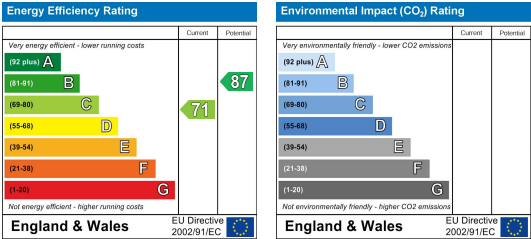
Area Map



Floor Plans



Energy Efficiency Graph



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