



**GASCOIGNE
HALMAN**

RAVELEY AVENUE, FALLOWFIELD

THE AREAS LEADING ESTATE AGENT

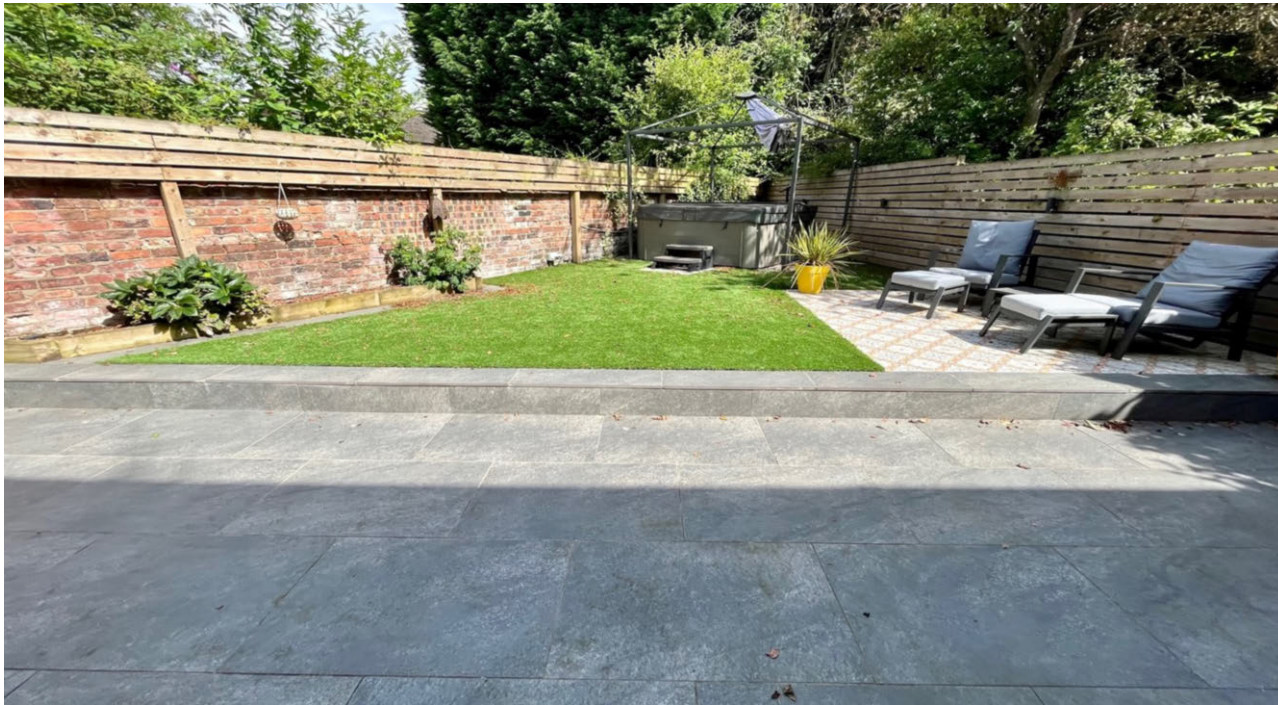


RAVELEY AVENUE, FALLOWFIELD

£475,000.00

A charming and well presented bay fronted, extended semi detached property located in the heart of a quiet cul de-sac location. Measuring an impressive 1529 SQ FT and boasting stylish and immaculate fittings. Having been extended by the current owners, the accommodation has been enhanced substantially to the ground floor. Four good sized bedrooms, three piece fitted bathroom suite and separate W/C. Bay fronted living room, stunning modern open plan dining/family kitchen, large garage and contemporary shower room. The property also benefits from a private and generous rear garden.

Situated on the border of Withington and Fallowfield the house is very conveniently located for commuting into the city centre, and particularly well situated for ease of access to both University and Hospital complexes at The Christie and Manchester Royal Infirmary. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Schools and recreational facilities in the area are good.



Internally the property comprises; a porch leading to the welcoming entrance hallway, a bay fronted living room. A stunning and modern open plan extended dining kitchen, boasting an array of high specification integrated appliances, attractive skylights and bi-folds doors overlooking the generous rear garden. A extended garage currently being used for storage and a contemporary fitted shower room, completes the ground floor. Underfloor heating throughout the ground floor level.

To the first floor there are floor good sized bedrooms, with the principle bedroom benefiting from a bay fronted window. Bedroom two is dual aspect with windows to both front and rear. A three piece bathroom suite and separate W/C serve all four bedrooms.

Externally the property is situated on a quiet cul de-sac with off road parking for multiple vehicles. To the rear the property offers a generous private rear garden with artificial grass, dusk till dawn lighting and a wooden pergola with power connection which is ideal for entertaining and al fresco dining.

DIRECTIONS

M14 6WA

LIVING ROOM

10'4 (3.15m) into bay x 10'2 (3.1m)

KITCHEN

13'5 (4.09m) x 26'6 (8.08m)

DINING ROOM

17'6 (5.33m) x 10'2 (3.1m)

BEDROOM 1

13'8 (4.17m) into bay x 10'2 (3.1m)

BEDROOM 2

10'9 (3.28m) x 10'6 (3.2m)

BEDROOM 3

10'9 (3.28m) x 10'2 (3.1m)

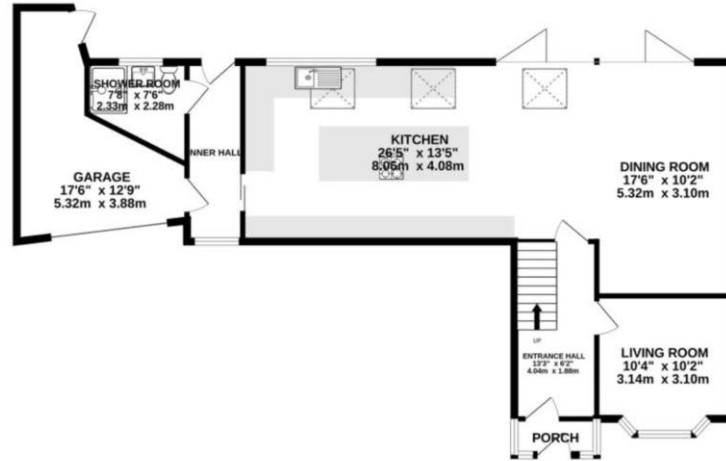
BEDROOM 4

7'9 (2.36m) x 6'2 (1.88m)

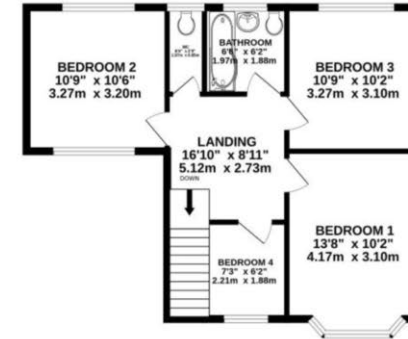
BATHROOM

6'6 (1.98m) x 6'8 (2.03m)

GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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