



Tintern Avenue, Whitefield, M45 8WY



Bedrooms: 4 Bathrooms: 1 Reception Rooms: 3

Philip Ellis Estate and Lettings

Offers in excess of £285,000



**** Freehold** ** Four bedrooms** ** Three reception Rooms** ** Driveway for two cars****

Philip Ellis Estate Agents are proud to present this impressive FREEHOLD four-bedroomed mid-terrace home, ideally located on Tintern Avenue in the heart of Whitefield, Manchester.

Upon entering the property, you are welcomed by a spacious entrance hall which leads through to a versatile converted garage. This flexible space can be used as a study, home office, additional lounge, or even a ground-floor bedroom. From here, you continue through a further room into an internal hallway, which benefits from two useful storage cupboards, one of which houses the boiler.

The hallway opens into a gorgeous open-plan kitchen diner, fitted with modern units and complete with a new oven, microwave, cooker and extractor hood, providing a stylish and functional hub of the home. A door then leads into a large rear conservatory extension, an outstanding additional reception room featuring patio doors to the garden, a sunroof, and a ceiling fan. This bright and spacious area is perfect for hosting, entertaining, or relaxing with family.

To the first floor, the property offers three good-sized bedrooms and a modern family bathroom comprising a shower, sink, and WC. The bathroom has been upgraded with a new shower and waterproof flooring, while the upstairs also benefits from new laminate flooring and a new staircase carpet.

The home has been extensively improved throughout, including:

- New lighting installed around the house
- New smoke alarms



- New consumer unit with electrical certificates

- New banister and handrail

- New roof installation with new battens, felt, all with a 10-year warranty

- Boiler and central heating system cleaned and serviced with reports

- New radiators


Externally, the property benefits from a front block paved driveway for two cars with an electric socket, along with a water tap, and lighting to both the front and rear gardens, adding practicality and appeal.

Located close to excellent local amenities, schools, transport links, and Whitefield town centre, this beautifully updated home is ready to move into and must be viewed to be fully appreciated.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Tuntern Avenue, Whitefield, M45

For more information please see the Energy Performance Certificate



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ESTATE AND LETTINGS

To arrange your viewing ...

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