



Tensing Avenue, Atherton M46 9NU

£275,000

This extended corner plot semi-detached property offers spacious and versatile living accommodation, making it an excellent choice for families. Conveniently located within walking distance of Hag Fold train station, local bus routes, and convenience stores, it provides easy access to everyday essentials and excellent transport links. The ground floor features a hallway, leading into a comfortable lounge. The kitchen/diner is ideal for family meals, while the second sitting room offers additional flexible living space. The fourth bedroom and a ground-floor bathroom provide convenience, perfect for guests or multi-generational living. Upstairs, there are three bedrooms and a family bathroom, catering to the needs of a growing family. Externally, the property benefits from ample parking to the front, alongside a front garden. To the rear, the generous rear and side garden features a patio area and lawn, creating a fantastic outdoor space for relaxation and entertaining. Additionally, the property is equipped with leased solar panels from A Shade Greener, offering potential energy savings. With its spacious layout and great outdoor space, this home is perfect for families looking for comfort, convenience, and practicality.

- EXTENDED CORNER PLOT
- FOUR BEDROOMS
- TWO BATHROOMS
- GENEROUS REAR GARDEN
- AMPLE PARKING
- WALKING DISTANCE TO TRAIN STATION

Hallway

UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

Lounge

11' 9" x 9' 10" (3.59m x 3m) UPVC double glazed french doors to rear, ceiling light point, wall mounted radiator x 2, UPVC double glazed window to front, carpeted flooring, electric fire.

Kitchen/Diner

18' 0" x 6' 7" (5.49m x 2m) UPVC double glazed french doors to rear, 2 x strip lights, wall mounted radiator, UPVC double glazed window to front, tiled flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, half tiled walls.

2nd Sitting room

11' 9" x 9' 10" (3.59m x 3m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Downstairs Bathroom

5' 7" x 9' 10" (1.7m x 3m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, tiled flooring, bath, shower, basin, WC.

Bedroom Four downstairs

8' 1" x 9' 10" (2.46m x 3m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, laminate flooring, fitted wardrobes.

Stairs/Landing

Ceiling light point, UPVC double glazed window to rear, carpeted flooring, loft hatch

Bedroom one

6' 7" x 12' 1" (2m x 3.68m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.



Bedroom Two

10' 5" x 11' 1" (3.18m x 3.37m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Three

7' 3" x 8' 8" (2.21m x 2.64m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, fitted wardrobe.

Wet Room

Spotlights, heated towel rail, UPVC double glazed window to rear and side, wet room flooring, basin, WC, shower.

Outside**Front**

Driveway, lawn.

Rear

Patio area, lawn.

Tenure

Freehold

Council Tax Band

B

Other Information

Water mains or private? Parking arrangements? Flood risk? Coal mining issues in the area? Broadband how provided? If there are restrictions on covenants? Is the property of standard construction? Are there any public rights of way? Safety Issues?







Energy performance certificate (EPC)			
7 Tensing Avenue Alberton MANCHESTER M14 6NU	Energy rating C	Valid until:	16 January 2035
		Certificate number:	2121-6170-9056-8116-7212
Property type		Semi-detached house	
Total floor area		104 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

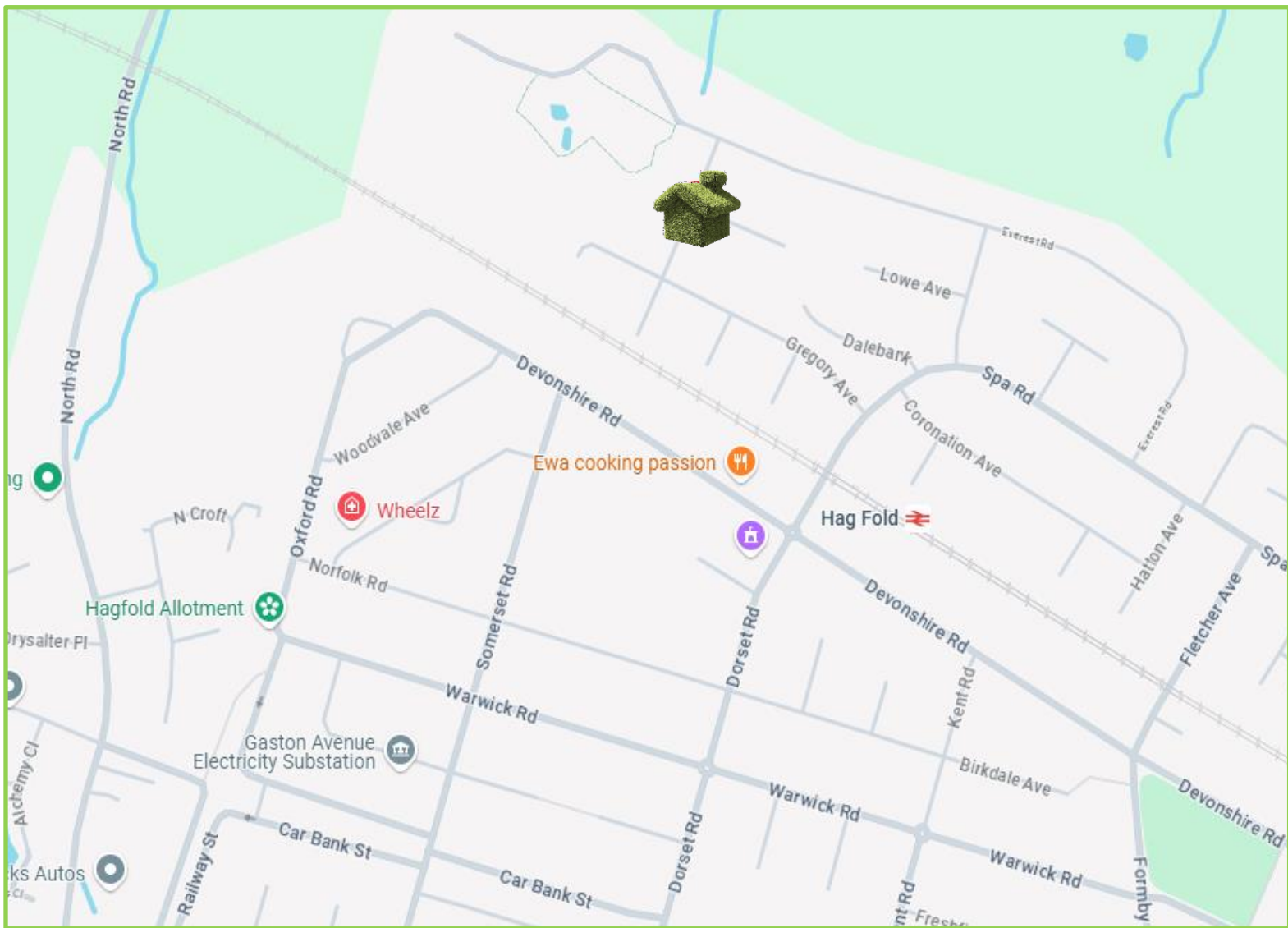
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60





Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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