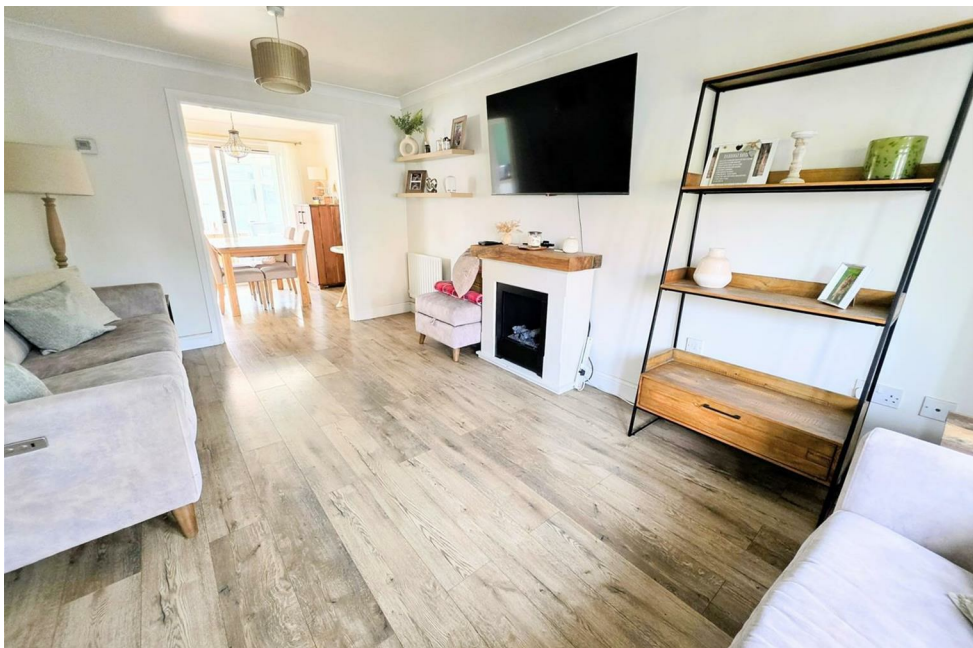




1 Appleford Avenue
Newall Green M23 2BB
£350,000



MAINANDMAIN.CO.UK



1 Appleford Avenue Newall Green M23 2BB

£350,000

This modern three-bedroom detached property offers spacious and versatile accommodation, ideal for families and professionals alike. Set within a popular development, the home is conveniently located close to local amenities, well-regarded schools, and excellent transport links. The property is within easy reach of Wythenshawe Hospital and Manchester Airport.

A recently installed composite door opens to an entrance hallway which leads to a spacious living room with bay window. The room opens to a separate dining room and a light-filled conservatory overlooking the rear garden - Perfect for entertaining or relaxing. A well-equipped modern fitted kitchen and a convenient downstairs WC complete the ground floor.

To the first floor are three generously-sized bedrooms. The master bedroom features an modern en-suite shower room/WC, while the remaining bedrooms are served by a contemporary family bathroom with a white suite, with shower above the bath.

The house stands behind a lawned front garden with a driveway providing off-street parking and access to an integral garage. To the rear is an enclosed garden which is mainly laid to lawn with a decked seating area, ideal for outdoor dining and family use.

This is a fantastic opportunity to acquire a well-proportioned and move-in-ready home in a well-connected and family-friendly location. An early viewing is highly recommended.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Downstairs WC
- Conservatory
- Gardens
- Popular Location

Entrance Hallway

Living Room
16'11 into bay x 10'8
Open to:

Dining Room
8'10 x 8'8

Conservatory
9'3 x 9'3

Kitchen
7'9 x 13'5

Downstairs WC

First Floor Landing

Bedroom One
14'6 x 10'8

Bedroom Two
11'8 x 8'2
Plus built-in storage

Bedroom Three
8'10 red to 5'6 x 10'0 red to 4'11
(L-shaped)

Family Bathroom
5'6 x 6'7

En-suite Shower/WC
8'11 max x 5'5 max
(L-shaped)

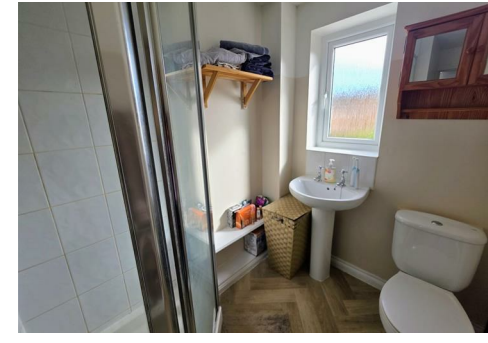
Externally

Garden to the front with driveway alongside leading to integral garage.
Enclosed rear garden with deck, lawn, paved seating area and a garden shed.

Integral Garage
16'9 x 8'8

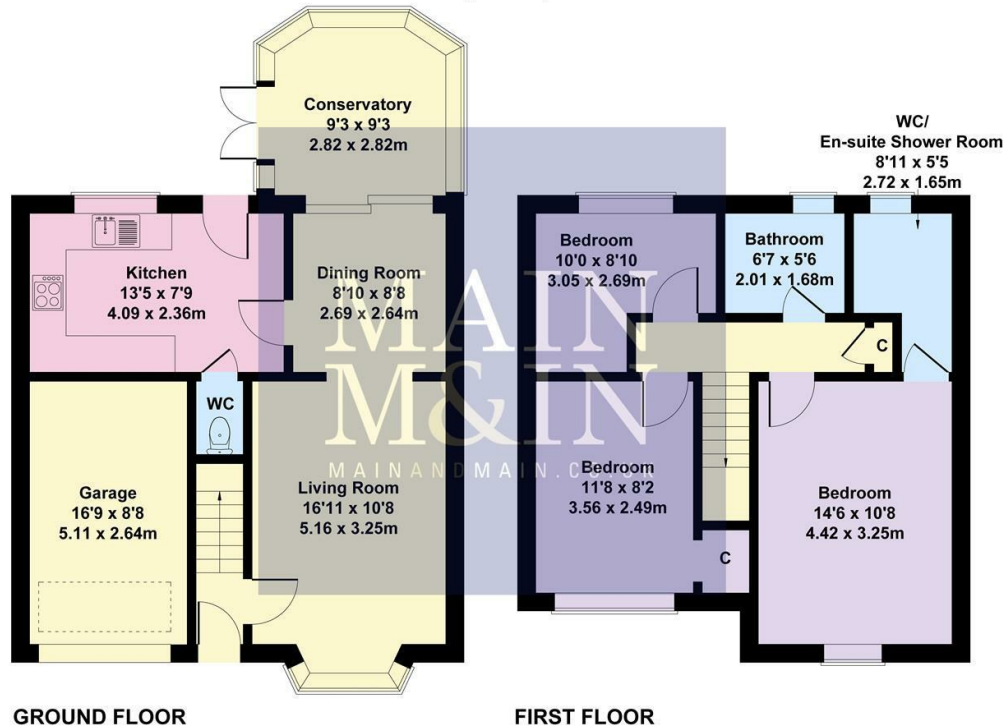
Leasehold Information
100 years remain of a 125 year lease which ends 30/05/2126.
Peppercorn ground rent.

Tenure: Leasehold
Council Tax: Manchester C



Appleford Avenue

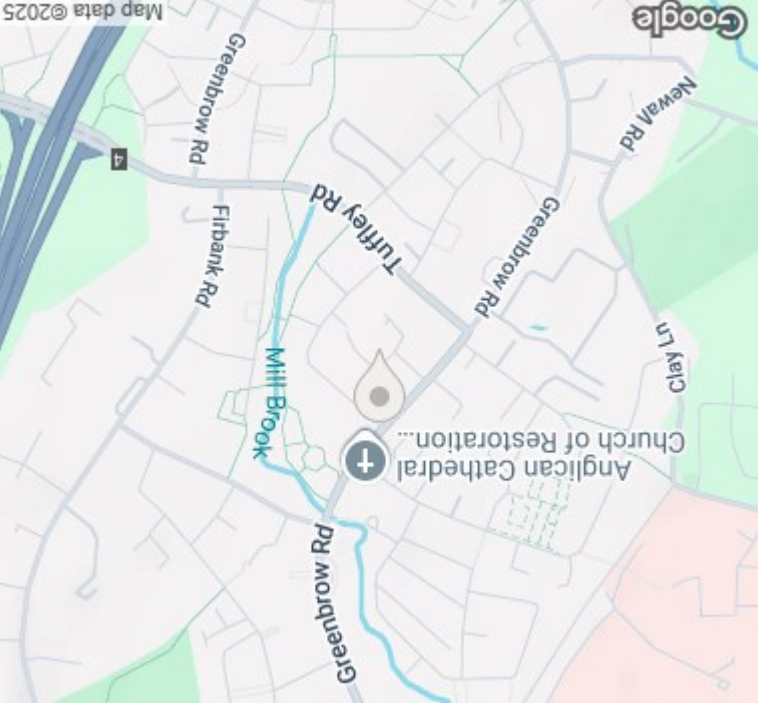
Approximate Gross Internal Area
1155 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Current	Current
Potential	Potential

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Current	Current
Potential	Potential

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