

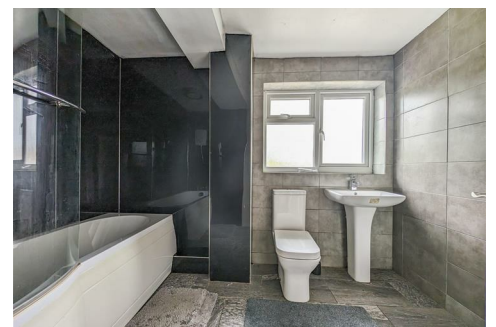


The
**Property
Selling**
company™

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14 Weaver Avenue, Manchester, M28 0TJ

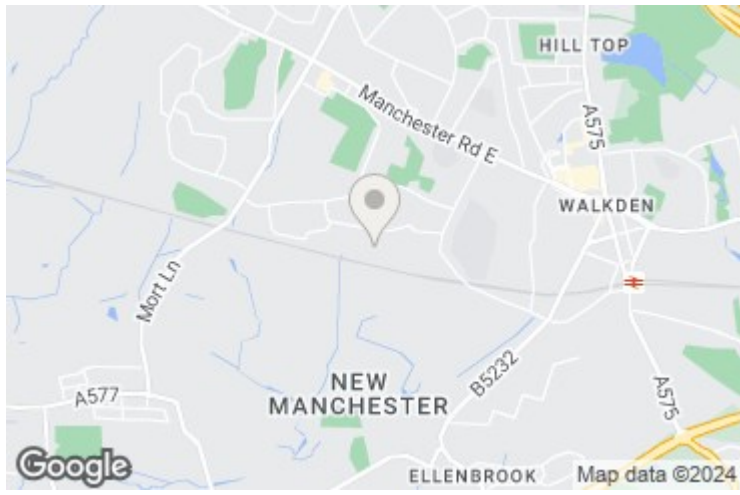
Offers over £325,000

***** NO CHAIN****

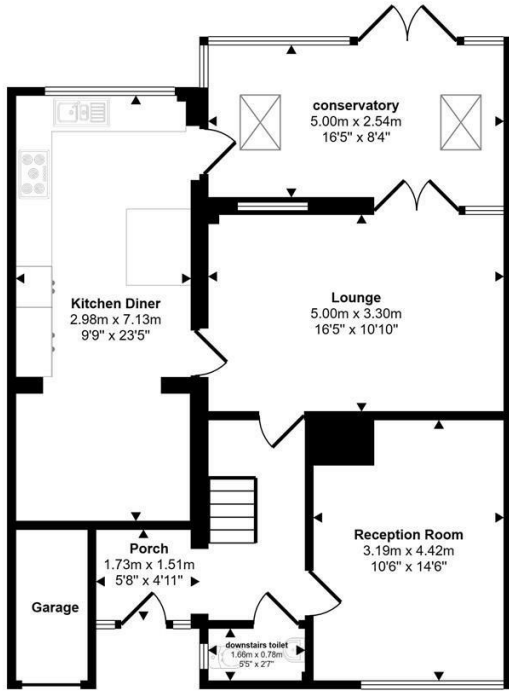
Welcome to this charming semi-detached house located on Weaver Avenue in the sought-after area of Worsley, Manchester. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

One of the standout features of this property is the spacious rear garden, providing a lovely outdoor area for children to play or for hosting summer barbecues. Additionally, the off-street parking ensures convenience for you and your visitors.

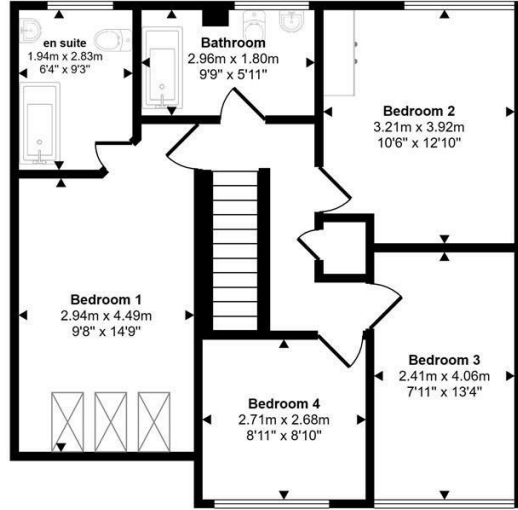
Being chain-free and vacant, this house is ready for you to move in and make it your own without any delays. Don't miss out on the opportunity to own this wonderful property in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your new home.



Approx Gross Internal Area
150 sq m / 1614 sq ft



Ground Floor
Approx 83 sq m / 898 sq ft



First Floor
Approx 67 sq m / 716 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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

