



17 Butt Hill Avenue Manchester, M25 9PN Offers in excess of £600,000

Homedaze estate agents are pleased to offer for sale this substantial and extended four-bedroom semi-detached family home, ideally positioned on a quiet and highly sought-after cul-de-sac just off Bury New Road. Offering approximately 2,091 sq ft of versatile accommodation arranged over two floors, this impressive property is perfectly suited to modern family living.

The ground floor provides an abundance of living space, featuring a generous main lounge, separate formal dining room and a large kitchen/breakfast room which forms the hub of the home. Further enhancing the flexibility are three additional reception spaces, including a cosy snug and two bright conservatories, ideal for a range of uses such as playrooms, home gyms or additional sitting areas. A useful utility room and ground floor WC complete the layout.

To the first floor are four well-proportioned bedrooms, including a spacious master bedroom with private en-suite shower room. Three further double bedrooms are served by a family bathroom, while a dedicated home office provides an ideal space for remote working or study.

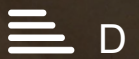
Externally, the property sits on a substantial plot with a large private driveway providing off-road parking for up to four vehicles, an integral garage and an Ohme external EV charging point. The surrounding land offers excellent potential for further extension, subject to the usual planning consents.

The gardens are a real feature, with generous outdoor space to both the side and rear, providing a safe and private

Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916

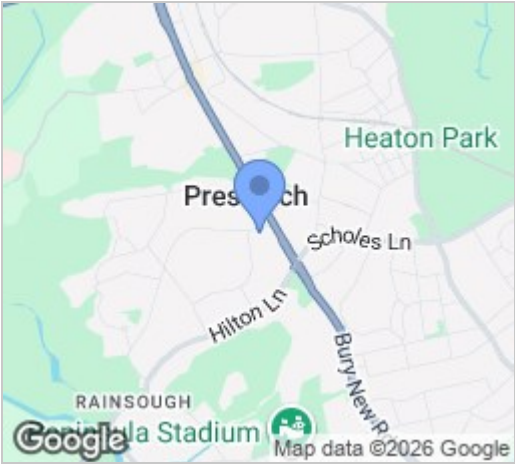
if you wish to arrange a viewing appointment for this property or require further information



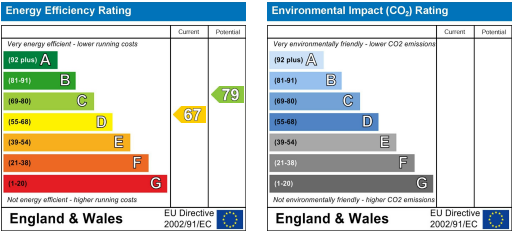
Floor Plan



Area Map



Energy Efficiency Graph



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