



Dudley Avenue, Manchester, M45 6BS

Offers Over £200,000

ATTENTION FIRST TIME BUYERS, SECOND TIME MOVERS & INVESTORS

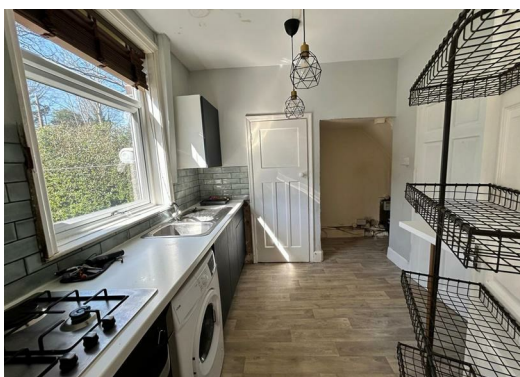
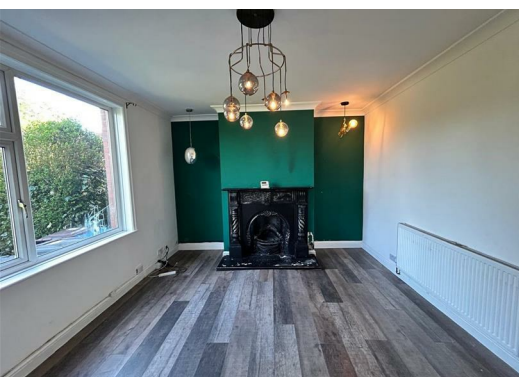
This spacious, three-bedroom, semi-detached house is ideally situated in a highly sought-after area in Whitefield, offering easy access to local amenities, excellent public transport links, and major motorway connections. Conveniently located within walking distance of local shops, it's also just a short commute to Prestwich, Raddiffe, Bury and Manchester City Centre – perfect for families or professionals alike.

Some modernisation is required throughout however, there is huge potential for a buyer/s wanting to make it their own stamp as well as potentially extending the property to add space and value.

Inside, the property boasts a generous lounge, a bright and airy kitchen, storage cupboards, a W.C., three well-proportioned bedrooms and a family bathroom with a shower.

Additional benefits include gas central heating, UPVC windows and doors, and plenty of natural light throughout.

Externally, the home features a large garden to the rear and sizable gardens to both the front and side – great for relaxing or entertaining guests.



Kitchen
11'9" x 8'6" (3.60 x 2.60)

Cupboard 1
2'7" x 4'11" (0.80 x 1.50)

W.C.
2'7" x 5'2" (0.80 x 1.60)

Cupboard 2
5'6" x 2'11" (1.70 x 0.90)

Lounge
14'9" x 11'9" (4.50 x 3.60)

Bedroom
10'5" x 8'6" (3.20 x 2.60)

Bedroom
10'9" x 11'9" (3.30 x 3.60)

Bathroom
7'2" x 4'11" (2.20 x 1.50)

Bedroom
6'10" x 8'6" (2.10 x 2.60)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Freehold

Possession:

Vacant possession upon completion

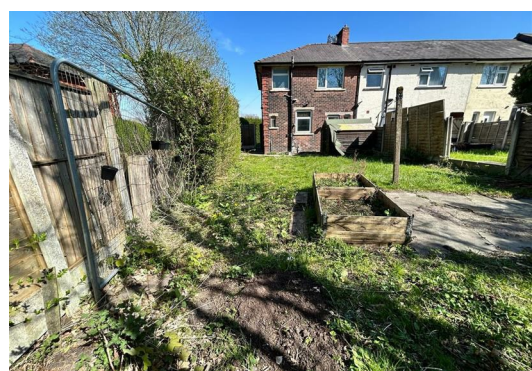
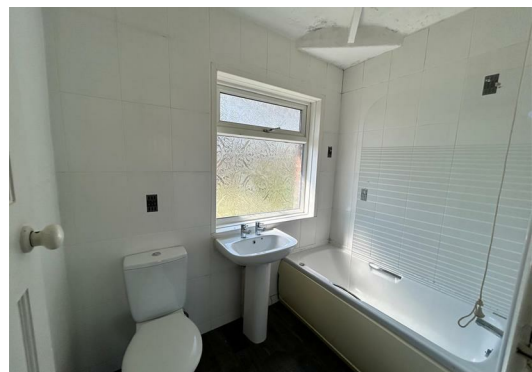
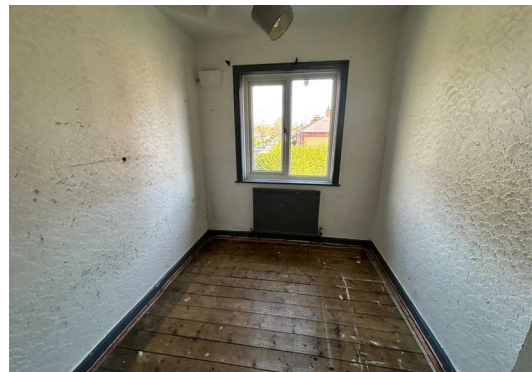
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86	(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(29-42) F			(29-42) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Head Office: 121 Whalley Road Ramsbottom, BL0 0DG

Telephone: 01706 823131 Email: info@lifestylesalesandlettings.co.uk Website: www.lifestylesalesandlettings.co.uk