



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		

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Beech Avenue, Whitefield, M45 7EW

Offers Over £250,000

SPACIOUS FAMILY HOME ON QUIET ESTATE

Welcome to Beech Avenue, Whitefield, Manchester - a charming location for this delightful family home. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it the perfect space for a growing family to thrive.

Situated in a quiet residential estate, this house offers a peaceful retreat from the hustle and bustle of city life while still providing easy access to motorway links for convenient travel. The spacious rear garden is ideal for children to play in or for hosting summer barbecues, while the front drive ensures parking is never an issue.

Imagine coming home to this warm and inviting house, where you can relax in the comfort of two reception rooms and enjoy the ample space for your family to create lasting memories. Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning your future in this wonderful property on Beech Avenue.

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Offers Over £250,000



- Tenure Rentcharge
- Off Road Parking
- Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Semi Detached Property
- Ample Sized Rear Garden Space
- EPC Rating TBC
- Three Bedrooms
- Close Proximity To local Amenities

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

8'9 x 4'3 (2.67m x 1.30m)

UPVC double glazed windows, tiled floor, door to hall and hard wood double glazed window.

Hall

7'5 x 7'5 (2.26m x 2.26m)

Central heating radiator, doors to kitchen, reception room one, vinyl flooring and stairs to first floor.

Reception Room One

18'4 x 10'11 (5.59m x 3.33m)

UPVC double glazed box window, central heating radiator, LED spotlights, wall mounted feature electric fire and television point.

Kitchen

11'4 x 7'1 (3.45m x 2.16m)

UPVC double glazed window, central heating radiator, range of wall and base units, marble effect work top, oven with five ring gas hob, tiled splash back and extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, integrated freezer, vinyl flooring and door to reception room two.

Reception Room Two

16'5 x 7'3 (5.00m x 2.21m)

Three UPVC double glazed windows, UPVC double glazed French doors to rear garden, central heating radiator, LED spotlights and electric fire with marble mantle and surround.

First Floor

Landing

7'4 x 7'2 (2.24m x 2.18m)

UPVC double glazed frosted window, loft access, doors to three bedrooms, bathroom and WC.

Bedroom One

10'11 x 10' (3.33m x 3.05m)

UPVC double glazed box window, central heating radiator, coving and laminate flooring.

Bedroom Two

10'10 x 8'4 (3.30m x 2.54m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Three

7'3 x 6'1 (2.21m x 1.85m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

6'10 x 5' (2.08m x 1.52m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, corner panelled bath with mixer tap and rinse head, overhead direct feed shower, tiled elevation and vinyl flooring.

WC

4'6 x 2'4 (1.37m x 0.71m)

UPVC double glazed frosted window, low bowl WC, part tiled elevation and vinyl flooring.

External

Rear

Enclosed paved patio, decking, stone chip bedding areas, artificial grass and composite shed.

Front

Laid to lawn area with mature shrubs and concrete drive.

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