



Crossgate Avenue, Sharston, Manchester  
£250,000



**HIBBERT**  
HOMES

SALES & LETTINGS



# Crossgate Avenue

Sharston, Manchester

This beautifully presented three bedroom semi-detached house offers modern living in a sought-after residential area. Upon entering, you are welcomed into a bright hallway that leads to a spacious living room, perfect for relaxing or entertaining guests. The separate dining room provides an ideal setting for family meals or dinner parties, while the well-appointed kitchen features contemporary fittings, and with a lean-to utility room perfect for further storage. Upstairs, the property boasts three generous bedrooms, each offering plenty of natural light and flexible accommodation options for families, guests or home working. The stylish family shower room is finished to a high standard, complementing the overall modern feel of the home. Further benefits include gas central heating, double glazing throughout and a practical layout designed for comfortable every-day living. The property also features a driveway with ample off-road parking for multiple vehicles with an electric vehicle charging point for added convenience.

The outside space is equally impressive, with a large, enclosed back garden that offers a safe and private environment for children to play or for hosting summer gatherings. The garden is mainly laid to lawn, with a patio area ideal for outdoor dining and entertaining. Well-maintained borders and mature shrubs provide a pleasant outlook and a sense of tranquillity.







# Crossgate Avenue

Sharston, Manchester

With its combination of generous internal space and excellent outdoor amenities, this property is perfect for families, professionals or anyone seeking a comfortable and stylish home with superb outside space. Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

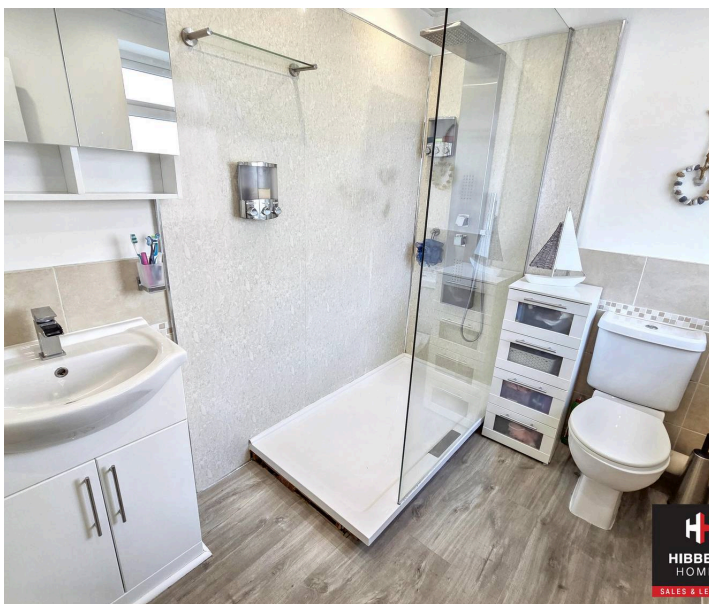
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

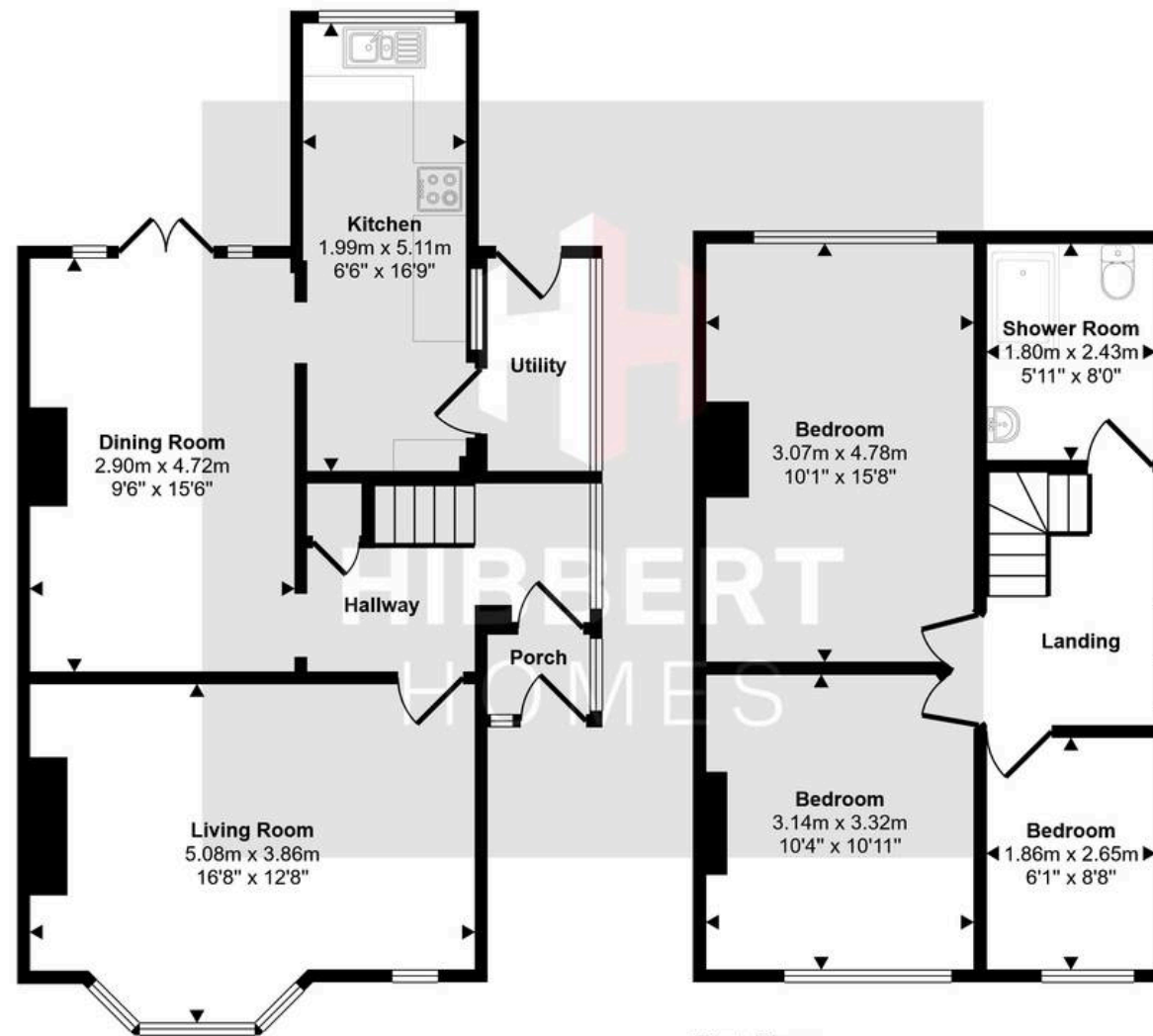
EPC Environmental Impact Rating:

- Modern semi-detached house
- Beautifully presented throughout
- Living room, dining room and separate kitchen
- Three generous bedrooms
- Driveway providing ample off-road parking for multiple vehicles
- Electric vehicle charging point
- Large, enclosed back garden
- Close to local amenities and walking distance to Northenden Village





Approx Gross Internal Area  
96 sq m / 1037 sq ft



Ground Floor  
Approx 54 sq m / 584 sq ft

First Floor  
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

