



9 Durley Avenue, Cheetham Hill, Manchester, Lancashire, M8 0PU

Welcome to this charming three-bedroom semi-detached house located on Durley Avenue in the sought-after area of Cheetham Hill, Manchester. Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts three well-proportioned bedrooms, offering ample space for a growing family or those in need of a home office. The house features a modern bathroom, ideal for unwinding after a long day. Additionally, the enclosed garden provides a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues. Convenience is key with on-street parking available, ensuring you never have to worry about finding a space for your vehicle. Furthermore, being just a 10-minute drive from central Manchester, you have easy access to a plethora of amenities, restaurants, and entertainment options. Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and take the first step towards owning this delightful house on Durley Avenue.

Offers In Excess Of £199,950

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance

Vestibule entrance. Laminate flooring. Radiator. Ceiling light.

Living Room

14'6" x 12'2"

Laminate flooring. Radiator. Ceiling light. Bay fronted.

Kitchen/Diner

16'2" x 9'1"

Range of wall and base units with worktops over. Sink with mixer tap. Freestanding fridge freezer and washing machine. Cooker with hob and extractor fan over. Combi boiler. Storage in alcoves. Access to rear garden. Spotlights.

Bedroom One

12'2" x 10'7"

Laminate flooring. Radiator. Ceiling light.

Bedroom Two

11'6" x 9'2"

Laminate flooring. Radiator. Ceiling light.

Bedroom Three

8'2" x 6'11"

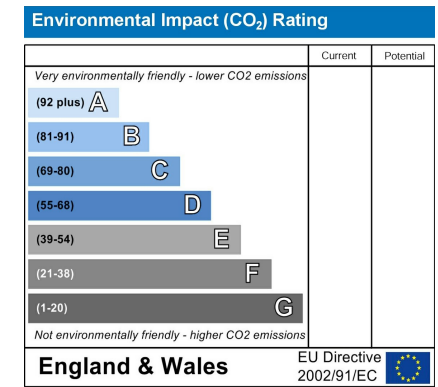
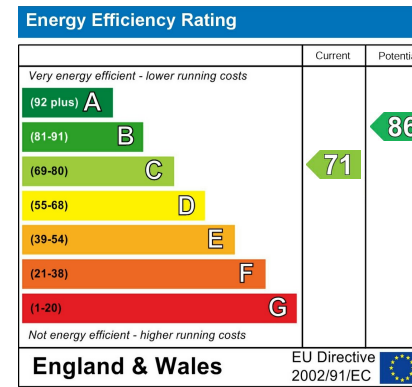
Laminate flooring. Radiator. Ceiling light.

Bathroom

Tiled bathroom suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over. Window.

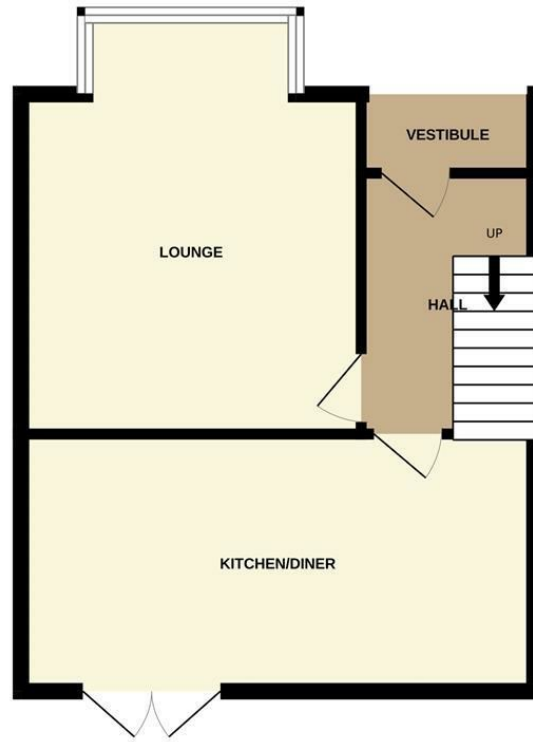
Externally

Front and rear gardens. On street parking.

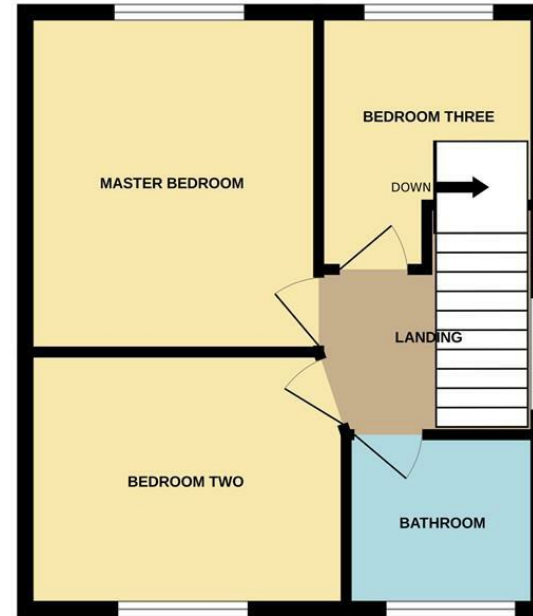




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

