

# HUNTERS<sup>®</sup>

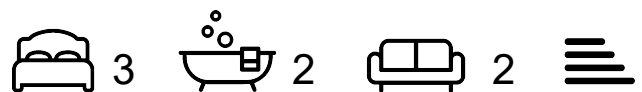
HERE TO GET *you* THERE



## Calder Avenue

Manchester, M22 4AX

Asking Price £375,000



Council Tax: C



# 4 Calder Avenue

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Asking Price £375,000



LARGE EXTENDED KITCHEN/ DINING AREA  
OFF- ROAD PARKING SUITABLE FOR MULTIPLE CARS

An attractive 3 bedroom house with a charming added extension. Lovely and bright with a homely feel situated in the popular village of Northenden and very quick access to the M56/M60 motorway and less than 2 mile walk to the trendy bars and restaurants of Didsbury. The house consists of a hallway two reception rooms, a study room and large extended open plan kitchen dining area and original wooden doors throughout. The house also benefits from containing a downstairs W/C; whilst upstairs holds three bedrooms and a family bathroom. The house has a beautifully maintained garden that you can access from both the back reception room and kitchen dining area and has the added benefit of a large driveway that is able to host two cars. A perfect family home. VIEWINGS HIGHLY RECOMMENDED!

- LARGE EXTENDED KITCHEN DINING AREA
- OFF-ROAD PARKING SUITABLE FOR MULTIPLE CARS
- STUDY ROOM
- 1.7 MILES TO DIDSBURY
- EASY ACCESS M56/M60 MOTORWAY
- 1.3 MILES TO WYTHENSHAW PARK
- GREAT TRANSPORT LINKS INTO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND C
- EPC - TBC
- LEASEHOLD - 999 YEARS REMAINING

## LIVING ROOM

Lovely and bright living room with bay window and original feature fireplace and beautiful alcove detailing.

## KITCHEN/ DINING AREA

A large kitchen dining area with lots of space for table and chairs. It incorporates a oven, fan extractor, electric hob and integrated fridge/freezer.

UPVC double glazed french doors that lead to the garden.

## SECOND RECEPTION ROOM

A second reception room/playroom with fitted carpet ideal for children that holds UPVC French double doors that lead to the garden.

## STUDY ROOM

Downstairs study room nice and bright with fitted carpet and double glazed UPVC window.

## W/C

A downstairs W/C that leads off the study and part of the extension. A great addition for families.

## MASTER BEDROOM

Fully fitted carpets and sliding door built in wardrobes with floor to ceiling mirrors. original wooden door and double glazed UPVC windows on-looking the back garden.

## SECOND BEDROOM

Fitted carpets and double UPVC double glazed windows.

## THIRD BEDROOM

Single bedroom on-looking the garden with fitted carpets and UPVC double glazed windows

## BATHROOM

Family bathroom with floor to ceiling tiles, bath with over-head shower and W/C and wash basin

## GARDEN

A lovely well maintained garden with ample space for a table and chairs. Ideal for entertaining and a handy storage shed perfect for gardening equipment.



## Road Map



## Hybrid Map



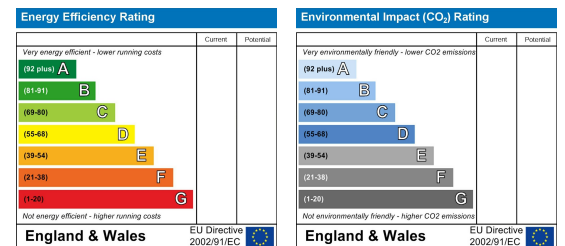
## Terrain Map



## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.