

## 40 Oak Avenue, Whitefield, M45 7FN



**£255,000**

Step into the inviting entrance hall which leads to light filled lounge, perfect for relaxing and entertaining alike. This is open plan to dining area which offers views to the rear. Luxury kitchen has been finished to maximise the space on offer. First floor three beds and contemporary bathroom.

- Driveway
- Modern Family Bathroom
- Freehold With Rent Charge £5 per annum
- Semi Detached House
- Gas Central Heating
- Sought after Location
- Luxury Fitted Kitchen
- Gardens to Front, Side and Rear
- Three Bedrooms
- Double Glazing

Contact us

01706 940 335

0161 280 3140

[admin@brookesteel.co.uk](mailto:admin@brookesteel.co.uk)  
[www.brookesteelestates.co.uk](http://www.brookesteelestates.co.uk)



Nestled within the highly popular Trees Estate, this semi-detached property presents an excellent opportunity for families and professionals alike. As you step into the inviting entrance hall, you are greeted by a light filled and spacious lounge, perfect for relaxing and entertaining alike.

This is open plan to dining area which offers views to the rear of this home. The luxury kitchen has been finished to maximise the space on offer and to ensure functionality. The thoughtful layout of this home allows for effortless flow and creates a wonderful space for family gatherings and social occasions.

On the first floor, three well proportioned bedrooms await, offering comfortable accommodation to suit a variety of needs. Completing this level is a modern bathroom which is elegantly styled with contemporary fixtures and fittings.

Externally, the property boasts to front, rear and side gardens. It is mainly laid to lawn but have paved area ideal for alfresco dining or simply unwinding amidst the tranquil surroundings.

Parking is via driveway for two cars to the side of this home.

Positioned in a popular location, the property provides easy access to the Metrolink and is in convenient proximity to the M60/M62 motorway networks ensuring stress free travel for those seeking to explore beyond the immediate vicinity. A plethora of vibrant bars, restaurants, and shops are just a stone's throw away, offering a lively and diverse range of amenities.

**Hallway 12'5" (3.78m) x 5'7" (1.7m)**

**Lounge 11'4" (3.45m) x 10'11" (3.33m)**

**Dining 11'1" (3.38m) x 10'11" (3.33m)**

**Kitchen 15'7" (4.75m) x 7'1" (2.16m)**

**Bedroom 9'3" (2.82m) x 10'11" (3.33m)**

**Bedroom 11'1" (3.38m) x 10'11" (3.33m)**

**Bedroom 6'0" (1.83m) x 6'8" (2.03m)**

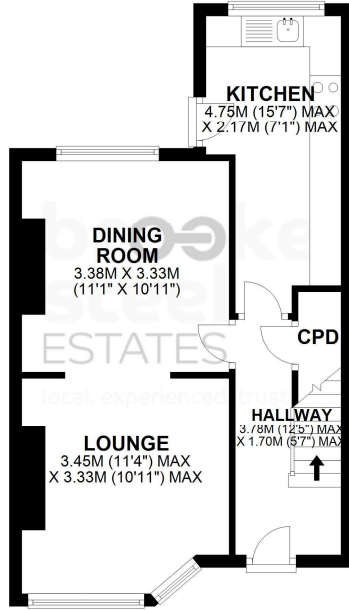
**Landing 8'2" (2.49m) x 5'7" (1.7m)**

**Bathroom 5'10" (1.78m) x 7'10" (2.39m)**



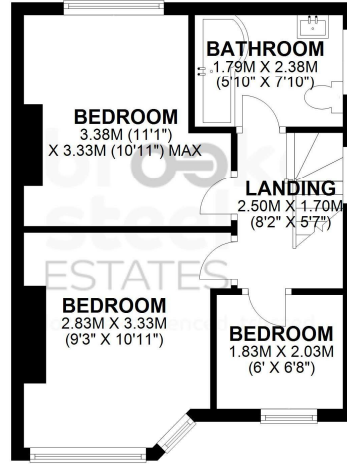
### GROUND FLOOR

APPROX. 38.9 SQ. METRES (418.9 SQ. FEET)



### FIRST FLOOR

APPROX. 33.9 SQ. METRES (364.4 SQ. FEET)



TOTAL AREA: APPROX. 72.8 SQ. METRES (783.3 SQ. FEET)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.

