



Coldstream Avenue, Manchester M9

- FREEHOLD
- CLOSE TO MANCHESTER CITY CENTRE
- DETACHED GARAGE
- IMMACULATELY PRESENTED THROUGHOUT
- NEWLY FITTED KITCHEN
- ADDITIONAL BEDROOM/ATTIC ROOM
- LARGE PRIVATE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Offers In The Region Of £300,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly presents this immaculately maintained and tastefully presented three double bedroom semi detached home located on Coldstream Avenue in Blackley, Manchester. This thoughtfully cared for property offers an ideal family home for both first time buyers and growing families, enhanced by a spacious fourth double bedroom/attic room.

As you step through the porch, you're welcomed by a bright and inviting hallway, featuring an additional store room. The hallway leads into a spacious lounge boasting a focal point gas fire and a bay window, filling the room with natural light. Completing the ground floor is a newly fitted kitchen/dining room with integrated appliances and sliding doors leading out to the expansive private rear garden. This garden has recently undergone high quality refurbishments, including a tiered patio area and artificial grass, with a detached garage providing added storage.

The first floor accommodates three double bedrooms, each thoughtfully designed for comfort. A modern family bathroom on this level is well appointed, featuring a WC, walk in shower, bath and hand wash basin. The second floor reveals a double bedroom/attic room, illuminated by a Velux window, providing extra natural light.

The front of the house boasts a gated driveway. At the rear, a meticulously maintained private landscaped garden offers a perfect space for outdoor activities, complemented by a patio area, ideal for family enjoyment.

Situated within 5 miles of Manchester City Centre, this property is well-connected to a host of local amenities, shops, and excellent transport links. The presence of good schools and colleges further enhances its appeal as a family-friendly locale.

An early viewing is highly recommended to fully appreciate the exceptional quality and value of this property.


Tenure: Freehold
EPC Rating: C
Council Tax Band: B





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

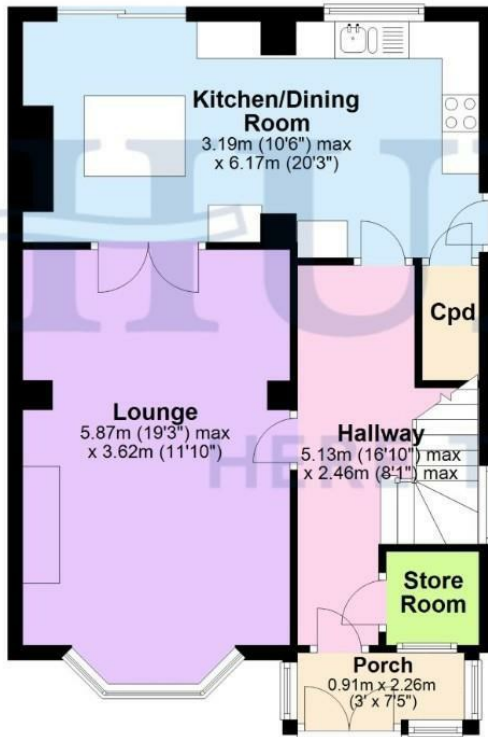
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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

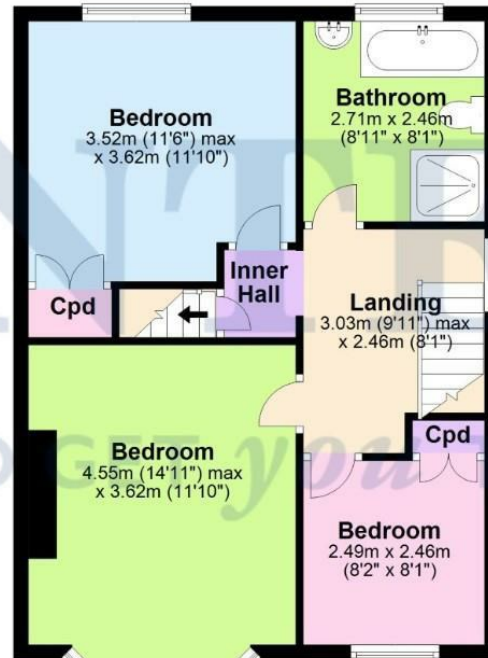
Ground Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



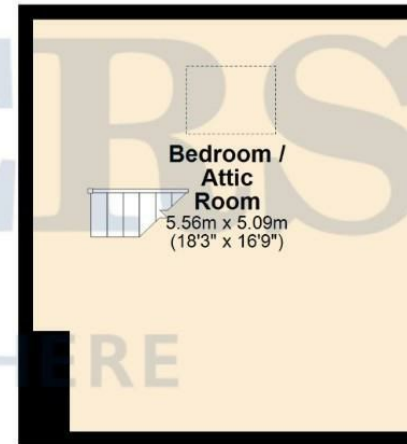
First Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



Second Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 135.3 sq. metres (1456.6 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.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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