



Glover Avenue, Manchester M8

- NO CHAIN
- IDEAL FOR A GROWING FAMILY
- CLOSE TO MANCHESTER FORT & CITY CENTRE
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND - A
- FREEHOLD
- ELEVATED POSITION
- THREE WELL PROPORTIONED BEDROOMS
- CLOSE TO TRANSPORT LINKS
- EPC - TBC

Price £230,000



Hunters are delighted to present this charming three bedroom elevated semi detached family home, located on Glover Avenue in Manchester. Offered with no onward chain and a freehold tenure, this property is ideally situated close to Manchester City Centre, making it perfect for a growing family.

An internal viewing is highly recommended to fully appreciate the space on offer. Upon entry, you are welcomed by a spacious hallway leading into a generously sized lounge, ideal for family gatherings and relaxation. The ground floor also features a well proportioned kitchen with direct access to the rear garden.

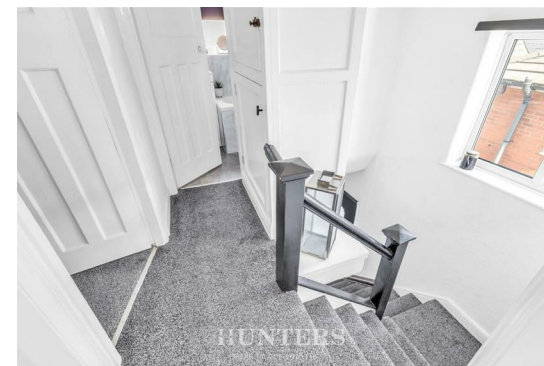
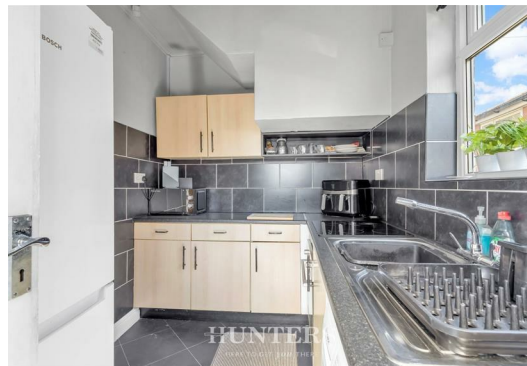
The first floor comprises three bedrooms, including two double rooms and a flexible third bedroom currently used as a dressing room. Completing this level is a stylish family bathroom with a WC, a shower over the bath, and a hand wash basin.

To the front of the property, a gate leads up to the elevated home, complemented by a neatly maintained lawned garden. The rear offers a well kept patio and lawned garden, along with additional storage space in the shed.

Glover Avenue boasts a fantastic location, within walking distance of Manchester Fort and its shopping amenities, and just 2 miles from Manchester City Centre. It is also conveniently close to local schools, cafes, and transport links, including Crumpsall tram stop and various bus routes.

We highly recommend an early viewing, as this property is sure to be in high demand.

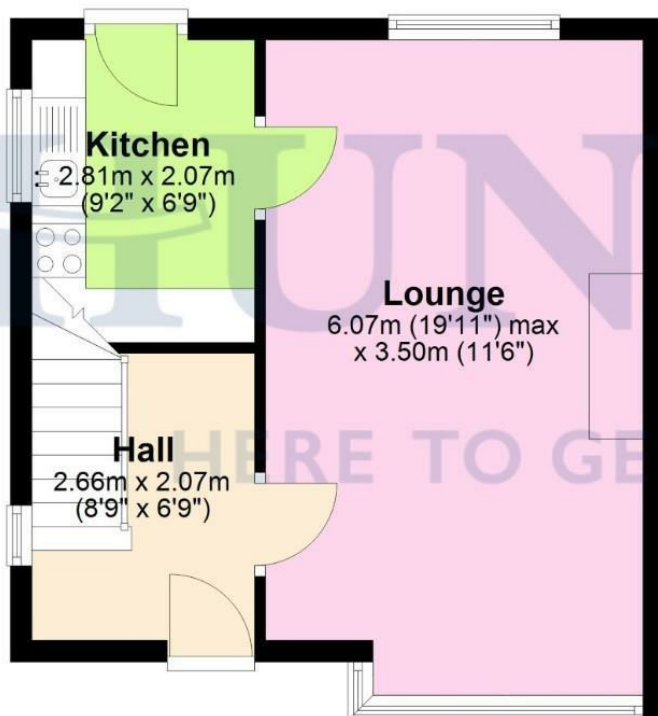
Tenure: Freehold
EPC Rating: TBC
Council Tax Band: A





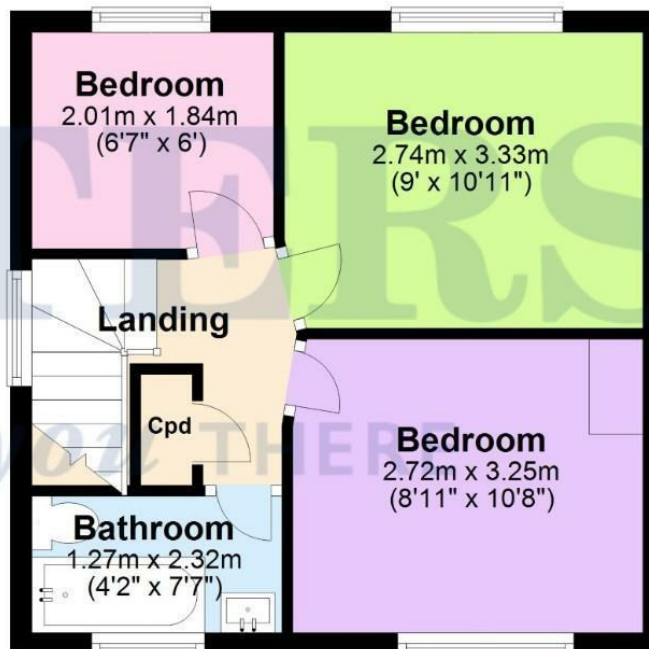
Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



Total area: approx. 64.4 sq. metres (693.2 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.



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		
(81-91) B		
(69-80) C		
(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

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