



Springfield Avenue, Crumpsall, Manchester M8

- FREEHOLD
- NO CHAIN
- SOUGHT AFTER LOCATION
- LARGE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- THREE SPACIOUS BEDROOMS
- DETACHED PROPERTY
- OFF ROAD PARKING
- CLOSE TO MANCHESTER CITY CENTRE
- VIEWING RECOMENDED

Asking Price £240,000

HUNTERS®
HERE TO GET *you* THERE

Welcome to this charming detached house located on Springfield Avenue in the desirable area of Crumpsall, Manchester M8. This delightful property boasts a spacious layout, perfect for families and first time buyers.

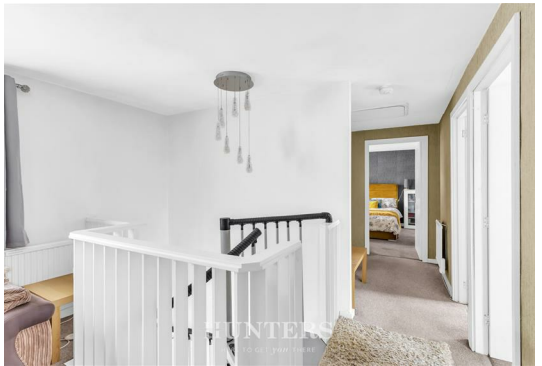
As you enter, you are greeted by an inviting reception room with underfloor heating, ideal for entertaining guests or enjoying quiet evenings with family. The natural light that floods this space creates a warm and welcoming atmosphere. The well appointed kitchen offers ample space for culinary adventures, making it a joy to prepare meals.

The house features three generously sized bedrooms, providing comfortable retreats for rest and relaxation. Each room is designed with your comfort in mind, ensuring a peaceful night's sleep. Additionally, there are two modern bathrooms, thoughtfully designed to cater to the needs of a busy household.

Outside, the property benefits from a lovely garden area with is private and not overlooked, perfect for outdoor activities or simply enjoying the fresh air. The location is convenient, with local amenities, schools, and parks within easy reach, making it an ideal choice for families.

This detached house on Springfield Avenue presents a wonderful opportunity to create lasting memories in a vibrant community. With its spacious interiors and excellent location, it is a property not to be missed. We invite you to come and experience all that this home has to offer.

Tenure: Freehold
EPC Rated: D
Council Tax Band: A





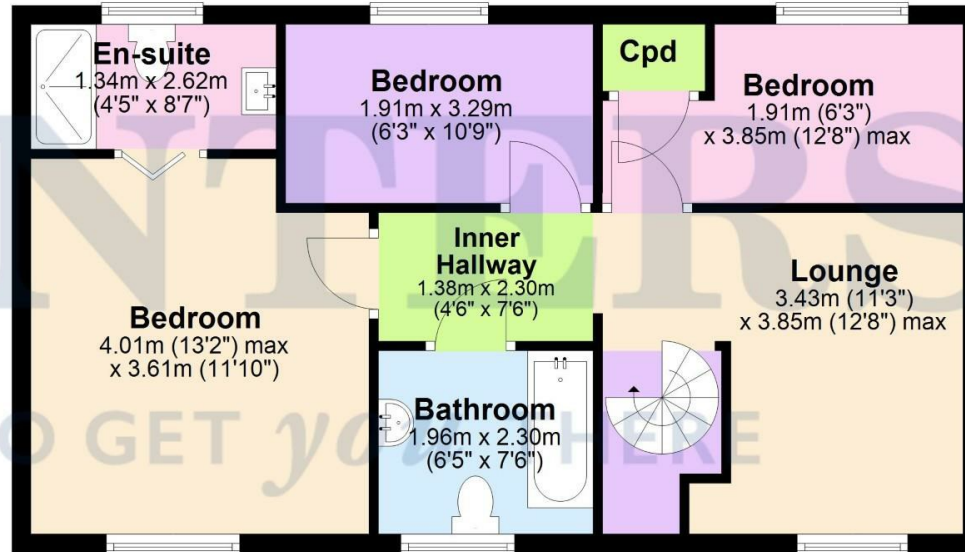
Ground Floor

Approx. 22.7 sq. metres (244.1 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.1 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 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		78
(55-68) D	55	
(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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