



**Daine Avenue, Wythenshawe, Manchester, M23**

**Guide Price: £250,000**

*Freehold*

# Daine Avenue, Wythenshawe, Manchester, M23

Located in a quiet cul-de-sac is this THREE DOUBLE bedroom semi-detached home, offers great scope for any buyer to make their own with huge opportunity for extension\* due to its fantastic size plot.

Daine Avenue is ideally positioned close to fantastic transport links including motorway networks and Metrolink as well as being within close proximity to Sale Moor Village and zoned for popular schooling.

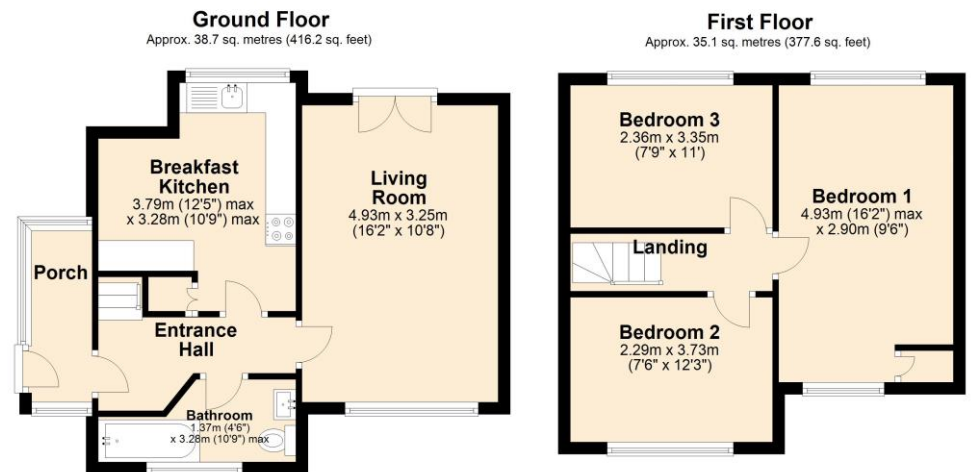
As you approach the property you are met with a double driveway providing off road parking, there is a front garden and secure gated access to the fabulous size rear garden. You enter the property via a porch area which provides a great space to take off your shoes ahead of entering the main entrance hall. The living room is lit via a large window to the front and patio doors to the rear and provides a great space for the whole family. A kitchen is fitted with a range of base and eye level units with roll top worksurfaces over and space for freestanding appliances. The family bathroom is located downstairs and is fitted with a three piece white suite.

The first floor is home to THREE DOUBLE bedrooms whilst the landing provides access to the loft space.

Externally the property is situated on a fabulous size plot with large rear garden. There is a paved patio area offering great space for alfresco dining.

\*Subject to planning permission.

- Freehold
- EPC Grade D
- Council Tax Band B



Total area: approx. 73.7 sq. metres (793.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.