



**Holden Avenue, Manchester, Whalley Range, M16**

**Offers Over: £425,000**

*Freehold*

# Holden Avenue, Manchester, Whalley Range, M16

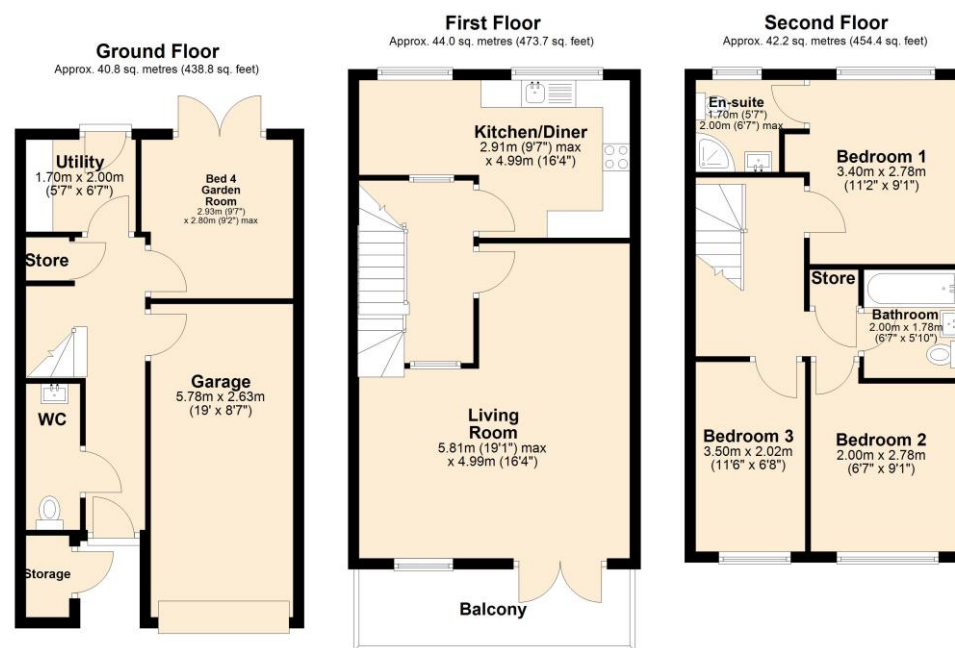
Welcome to this beautifully presented modern townhouse, offering spacious and versatile accommodation arranged over three floors. Situated in the sought-after location of Whalley Range, this home perfectly combines contemporary living with convenience, close to the vibrant Chorlton and Didsbury Villages.

The ground floor features a well-proportioned fourth bedroom, ideal as a guest room or home office, with patio doors that open directly onto the rear garden, creating a bright and airy space. Also on this level is a practical utility room and access to the integral garage, providing excellent storage and secure parking.

On the first floor, you will find a generous living and dining area, filled with natural light and offering ample space for both relaxing and entertaining. Patio doors open out onto a balcony, providing a lovely spot to enjoy the open air. The kitchen is well equipped with a range of base and eye-level units, offering plenty of storage and workspace, and boasts delightful views over the fields behind the property.

The second floor hosts three further bedrooms, including two spacious doubles and a good-sized single. The main bedroom benefits from its own en-suite bathroom, complete with walk-in shower, while the family bathroom is fitted with a modern three-piece suite including a bath, perfect for unwinding at the end of the day.

Externally, the front of the property offers off-road parking and access to the integral garage, ensuring convenience for homeowners and guests alike. The private rear garden is designed for low maintenance, featuring an artificial lawn and a selection of well-established plants and shrubs, creating a peaceful outdoor retreat.



Total area: approx. 127.0 sq. metres (1367.0 sq. feet)

- Freehold
- EPC Grade TBC
- Council Tax Band D





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### Disclaimer

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