



## 2 Hazelbank Avenue, Withington, Manchester, M20 3ES

Guide Price £300,000

- Deceptively Spacious Period End Terrace
- Luxury Bathroom with Four Piece Suite
- Permit Parking
- Two Receptions & Two Double Bedrooms
- Highly Sought After Location
- Well Presented Throughout
- Modern Fitted Kitchen
- Enclosed Lawned Rear Garden
- Walking Distance to Burton Road with Eateries/Bars & Tram Stop



## 2 Hazelbank Avenue, Manchester M20 3ES

Well Presented and Deceptively Spacious End Terrace. Two Reception Rooms. Two Double Bedrooms. Luxury Bathroom with Walk-In Shower and Claw Foot Bath. Modern Fitted Kitchen. Pleasant Enclosed Rear Garden. Permit Parking. Walking Distance to Burton Road with Restaurants, Bars and Tram Stop. No Vendor Chain.



Council Tax Band: B



Joules are delighted to bring to the market this deceptively spacious traditional end terraced property situated in a highly sought after location. Briefly comprising: Open porch, entrance hall, lounge, dining room and fitted kitchen with a range of modern units. On the first floor are two double bedrooms and a luxury bathroom with modern four piece suite. There is permit parking to the front and to the rear is a delightful lawned and fully enclosed garden.

Located on a tree lined street in the heart of Withington with its vibrant shops, bars and restaurants. Old Moat Park is a short stroll around the corner. Excellent public transport with regular buses and close to West Didsbury and Burton Road tram stops giving easy commuting access for Manchester City Centre, hospital and universities.

#### Entrance Porch

Open porch to entrance door

#### Hallway

Timber entrance door with skylight over. Stripped floorboards, central heating radiator, ceiling coving, stairs to first floor, doors to both receptions

#### Lounge

12'2" x 11'1"

Good sized reception, double glazed window to the front elevation, stripped floorboards, central heating radiator, built in alcove meter cupboard, chimney breast with display niche.

#### Dining Room

12'2" x 11'7"

Further good sized reception. Stripped floorboards, central heating radiator, double glazed window overlooking the rear garden, alcove shelving, door to kitchen

#### Kitchen

10'9" x 8'1"

Plus door recess,

Refitted kitchen with a good range of modern units comprising: Pot single drainer sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Wood block effect work surfaces and tiled splashbacks. Built in electric oven and induction hob, stainless steel chimney style cooker hood over. Plumbed and access for an automatic washing machine, space for an under unit fridge/freezer. Wall mounted Worcester combi boiler. Double glazed windows to both the side and rear overlooking the garden. PVC door giving access to the rear garden with decorative iron grill enabling the back door. Central heating radiator. Under stairs storage and high level shelving

#### First Floor

#### Stairs and Landing

12'4" x 4'8"

Spacious landing with open balustrades to the stairwell. Doors to all first floor rooms. Loft access hatch. Space for a study area



### Bedroom One

14'5" x 12'1"

Large principle bedroom, double glazed window to the front elevation, central heating radiator

### Bedroom Two

12'3" x 9'4"

Further double bedroom. Double glazed window to the rear elevation, central heating radiator,

### Bathroom

10'9" x 8'3"

Large recently refitted luxury bathroom, attractively set out comprising: Free standing roll top claw foot bath with side mounted taps and telephonic style shower from taps, low level WC: Vanity wash hand basin with mixer tap and cupboard below. Walk-in shower cubicle housing fixed rain-head shower and attachment. Chrome heating towel radiator, column central heating radiator with chrome towel rail attachments. Laminated flooring, double glazed window with obscure glass to the rear elevation. Tiled splashbacks

### Outside

#### Rear Garden

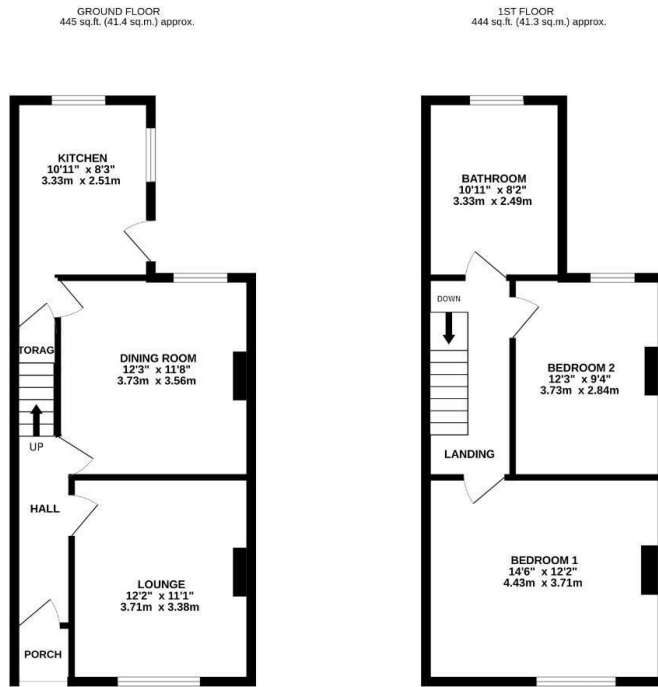
Pleasant fully enclosed rear garden. Lawned with mature plants, flowers and shrubs to borders. Decked patio area and further patio area abutting the property. Outside tap, Brick and fenced boundaries. timber gate to side



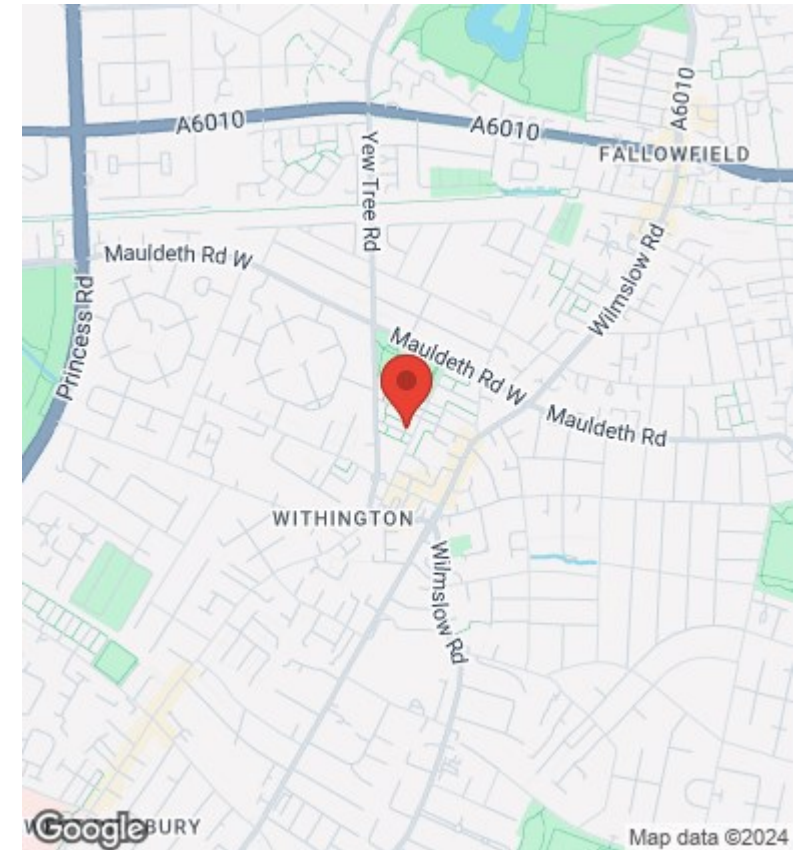








TOTAL FLOOR AREA: 890 sq.ft. (82.6 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, heights and any other data are approximate and no responsibility is taken for any error or omission in the statement. The price for the flat includes purchase and any other fees as set out in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or efficiency at the time.  
 Made with floorplan clicker



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</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 &amp; Wales</b>	EU Directive 2002/91/EC	