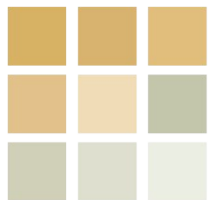




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32 ROSSALL AVENUE
Manchester, M26 1JD
Offers In The Region Of £250,000

32 ROSSALL AVENUE

Property at a glance

- beautiful extended traditionally built bay fronted semi-detached family home
- three generous sized bedrooms
- occupying a large corner plot position with scope to extend subject to obtaining relevant planning consent
- cul-de-sac location
- PVC double glazing & GCH system
- modern stylish open plan kitchen with integrated appliances
- modern stylish family bathroom
- driveway providing ample off road parking for 2/3 cars leading to the detached single garage
- large private rear garden with open views overlooking Stand Golf course
- Commuters will appreciate the easy access to Whitefield Met Station and nearby motorway networks facilitating seamless travel to Manchester City Centre and beyond.

Pearson Ferrier in Radcliffe are delighted to bring to the market this beautifully presented and extended, traditionally built 1930's bay-fronted semi-detached family home, occupying an enviable corner plot position within a quiet cul-de-sac.

Offering spacious and well-presented accommodation throughout, the property boasts three generous-sized bedrooms, making it an ideal choice for growing families. The substantial corner plot provides excellent potential for further extension, subject to obtaining the necessary planning consents.

The ground floor features a stunning modern open-plan kitchen, fitted with a range of stylish units and integrated appliances, creating the perfect space for both everyday family living and entertaining. The accommodation is complemented by PVC double glazing and a gas central heating system throughout.

To the first floor, there are three well-proportioned bedrooms alongside a modern contemporary family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking for two/three vehicles, leading to a detached single garage. To the rear is a large private garden enjoying open views across Stand Golf Course, offering a superb outdoor space for relaxation and recreation.

Ideally situated for commuters, the property is conveniently located close to Whitefield Metrolink Station and nearby motorway networks, providing easy access to Manchester City Centre and beyond.

Properties of this calibre, in such a sought-after location, rarely remain available for long. Early viewing is highly recommended and is an absolute must to fully appreciate all that this exceptional family home has to offer.





GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
35-42	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
35-42	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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