



21 Armitage Avenue, Little Hulton

Miller Metcalfe
Every step of the way

21 Armitage Avenue

Little Hulton, Manchester

Beautifully Presented Three-Bedroom Semi-Detached Family Home with Conservatory, Garden Room, Driveway and Landscaped Garden

Situated within a sought-after residential location, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for growing families, first-time buyers and those looking to upsize.

Extending to approximately 947 sq. ft., the property is ready to move straight into and has been well maintained throughout. The accommodation briefly comprises a welcoming entrance hallway, a stylish modern kitchen/dining room perfect for both everyday family life and entertaining, a generous living room providing a comfortable space to relax, and a bright conservatory overlooking the rear garden that offers additional reception space.

A particular feature of the property is the converted garage, now providing a superb garden room that offers exceptional flexibility. Whether you're working from home, pursuing hobbies and crafts, creating a home gym, or simply looking for a peaceful space to unwind, this versatile room can easily adapt to suit a variety of lifestyles.

To the first floor, there are three well-proportioned bedrooms together with a contemporary family bathroom, all presented to a high standard.

Externally, the property continues to impress with a beautifully landscaped rear garden that provides an excellent space for outdoor dining, entertaining and family enjoyment. The garden creates a wonderful setting to enjoy the warmer months and complements the additional living space offered by the garden room. To the front, a substantial driveway provides ample off-road parking for several vehicles.

This attractive property benefits from a modern finish throughout and occupies a popular family-friendly position within the catchment area of highly regarded local schools, including Hilton Lane Primary School. The location is exceptionally convenient, with excellent access to local shops, supermarkets, healthcare facilities, leisure amenities and scenic green spaces such as Peel Park and Madams Wood.

For commuters, the property enjoys superb transport connections via the A6, A580 and M61 motorway network, while nearby Walkden railway station provides regular direct services to Manchester city centre, Wigan and Southport.

Council Tax band: A Tenure: Leasehold

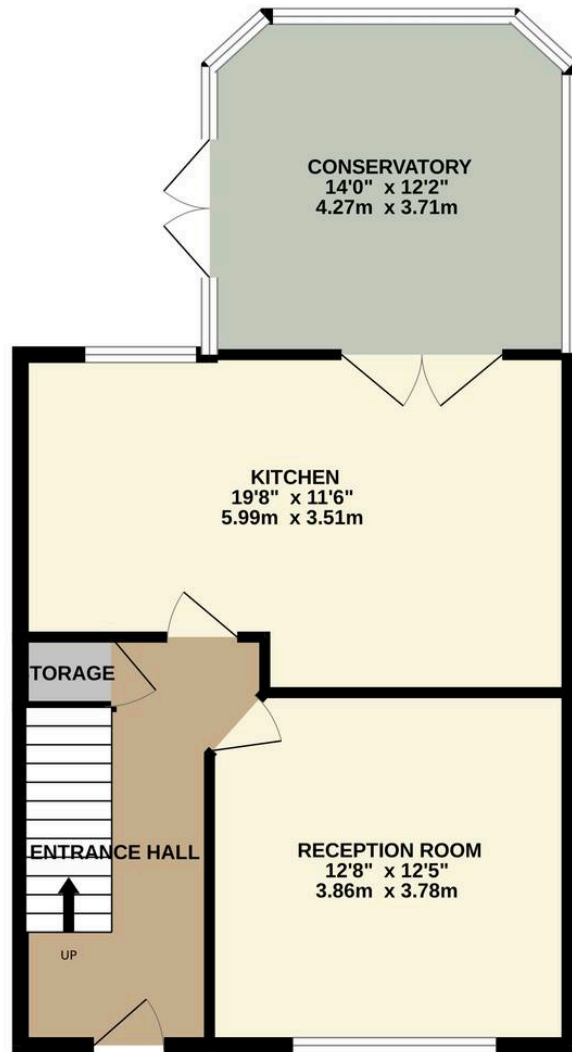




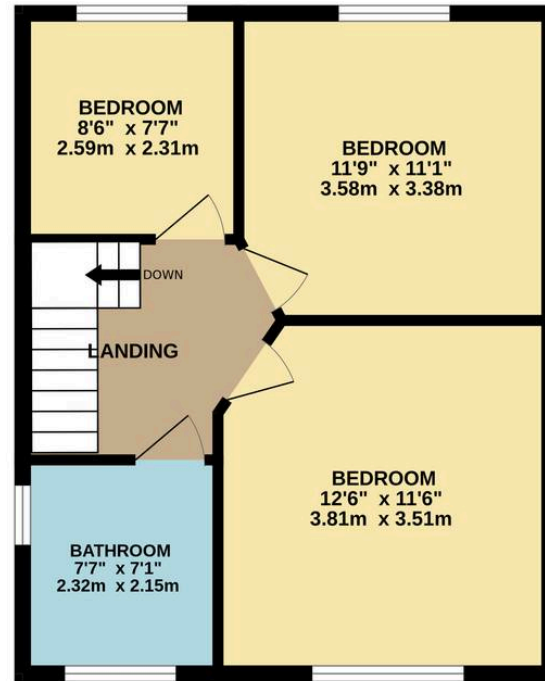




GROUND FLOOR



1ST FLOOR





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