

# HUNTERS®

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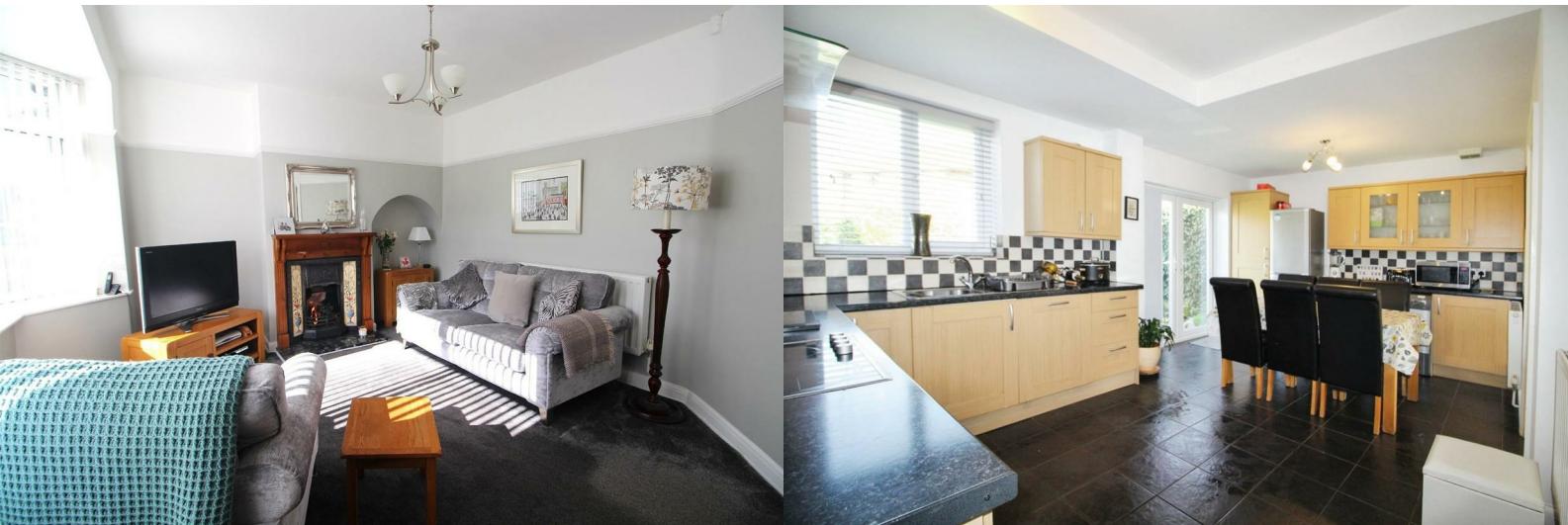


**Calder Avenue**  
Manchester, M22 4AX

Asking Price £380,000



Council Tax: C



# 4 Calder Avenue

Manchester, M22 4AX

Asking Price £380,000



- LARGE EXTENDED KITCHEN DINING AREA
- OFF-ROAD PARKING SUITABLE FOR MULTIPLE CARS
- FOURTH BEDROOM WITH PRIVATE EN- SUITE
- 1.7 MILES TO DIDSBURY
- EASY ACCESS M56/M60 MOTORWAY
- 1.3 MILES TO WYTHENSHAWE PARK
- GREAT TRANSPORT LINKS INTO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND C
- EPC - C
- LEASEHOLD - 908 YEARS REMAINING

OFF ROAD PARKING SUITABLE FOR TWO CARS  
DOWNSTAIRS BEDROOM WITH PRIVATE W/C  
LARGE EXTENDED KITCHEN/DINING ROOM

Nestled in the serene Calder Avenue, Manchester, this charming house is perfect for families. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, including a bedroom conveniently located on the ground floor with its own private W/C, this home is perfectly suited for families or those seeking extra space.

The heart of the home is undoubtedly the large extended kitchen-dining room, which provides a wonderful space for family meals and gatherings. The layout is designed to foster a warm and welcoming atmosphere, making it easy to create lasting memories with loved ones.

Situated on a quiet and family-friendly cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of city life. Additionally, off-road parking is available for two vehicles, ensuring that you have ample space for your cars.

For those who enjoy the charm of local amenities, Northenden village is just a short 0.4 mile walk away, offering a variety of shops, cafes, and parks and if you like a stroll the ever popular West Didsbury is only 2 miles away. This prime location combines the tranquillity of suburban living with the convenience of nearby facilities, making it an ideal choice for anyone looking to settle in Manchester.

In summary, this delightful house on Calder Avenue presents an excellent opportunity for comfortable family living in a desirable area. With its spacious layout, modern amenities, and proximity to local attractions, it is a property not to be missed.

## LIVING ROOM

Lovely and bright living room with bay window and original feature fireplace and beautiful alcove detailing.

## KITCHEN/ DINING AREA

A large kitchen dining area with lots of space for a table and chairs. It incorporates a oven, fan extractor, electric hob and integrated dishwasher UPVC double glazed french doors that lead to the garden.

## SECOND RECEPTION ROOM

A second reception room/playroom with fitted carpet ideal for children that holds UPVC French double doors that lead to the garden.

## MASTER BEDROOM

Fully fitted carpets and sliding door built in wardrobes with floor to ceiling mirrors. original wooden door and double glazed UPVC windows on-looking the back garden.

## SECOND BEDROOM

Fitted carpets and double UPVC double glazed windows.

## THIRD BEDROOM

Downstairs third bedroom with private W?C and access to the kitchen.

## W/C

A downstairs W/C that leads off the third bedroom and part of the extension. A great addition for families.

## FOURTH BEDROOM

Single bedroom on-looking the garden with fitted carpets and UPVC double glazed windows currently used as an office.

## BATHROOM

Family bathroom with floor to ceiling tiles, bath with over-head shower and W/C and wash basin

## GARDEN

A lovely well maintained garden with ample space for a table and chairs. Ideal for entertaining and a handy storage shed perfect for gardening equipment.



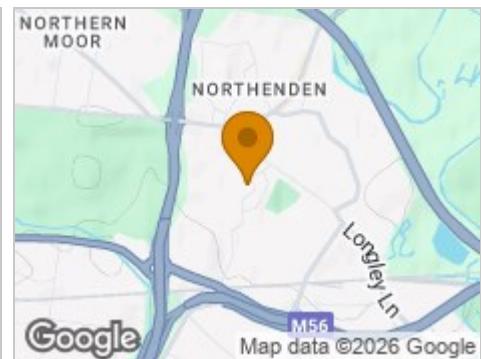
## Road Map



## Hybrid Map



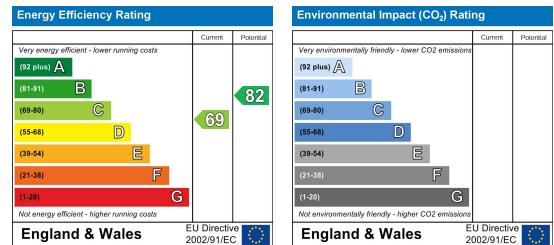
## Terrain Map



## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.