Gerald Avenue, Crumpsall, Manchester, M8

- FREEHOLD
- RECENTLY RENOVATED KITCHEN & BATHROOM
- POTENTIAL FOR OFF ROAD PARKING
- DOWNSTAIRS WC
- CLOSE TO MANCHESTER CITY CENTRE
- NO CHAIN
- TWO RECEPTION ROOMS
- SPACIOUS REAR GARDEN
- COUNCIL TAX BAND B
- PLEASE CALL TO ARRANGE A VIEWING

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Offers Over £325,000

FREEHOLD & NO CHAIN. Situated on Gerald Avenue in the desirable area of Crumpsall, Manchester, this charming semi-detached house presents an excellent opportunity for both families and investors alike. Sold with the added benefit of freehold and no chain, this property is ready for you to make it your own.

The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The newly fitted kitchen is a delightful feature, offering a modern and functional area for culinary pursuits. Additionally, the property includes a convenient downstairs WC, enhancing its practicality for everyday living.

With three well-proportioned bedrooms, this residence is perfect for accommodating family members or guests. The spacious rear garden is a standout feature, providing a private outdoor space for children to play or for hosting summer gatherings. Furthermore, there is potential for off-road parking, adding to the convenience of this lovely home.

Located in a popular area, this property is just a short distance from Manchester City Centre, ensuring that you are never far from the vibrant culture and amenities the city has to offer. This semi-detached house is a fantastic opportunity to secure a comfortable and well-located family home in Crumpsall.

Tenure: Freehold
EPC Rated: C
Council tax band: B

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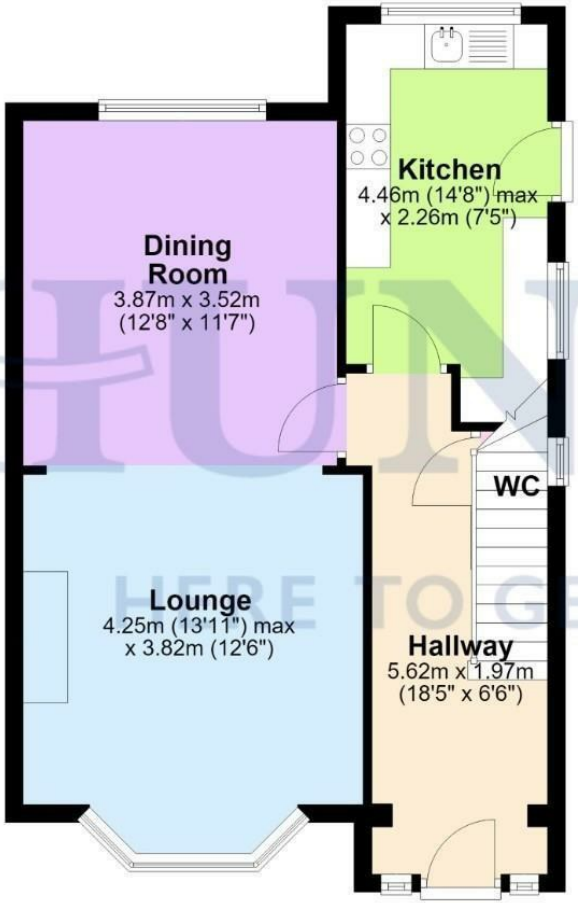
Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



First Floor

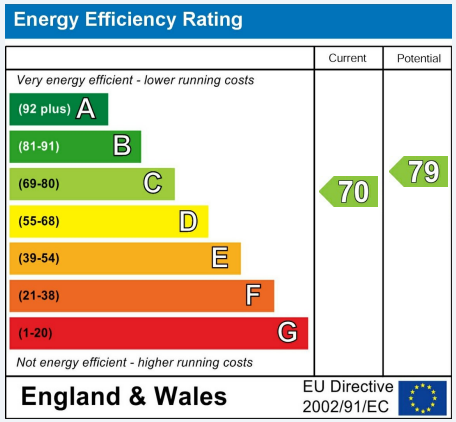
Approx. 45.5 sq. metres (489.5 sq. feet)

Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman