



## 40 Lindrick Avenue Manchester, M45 7GE Asking price £280,000

Situated on the popular Lindrick Avenue in Whitefield (M45), this well-presented three-bedroom semi-detached home offers generous living space and a practical layout, ideal for families.

The property is entered via a welcoming porch, which opens into a spacious entrance hall. From here, there is a convenient downstairs WC along with useful storage for coats and shoes. The entrance hall leads into a warm and inviting reception room that flows seamlessly around to a dining area and then through to the kitchen, creating a sociable and versatile ground floor layout.

A standout feature of the home is the large conservatory to the rear, currently used as a dining room, providing an excellent additional living space with plenty of natural light and views over the garden.

To the first floor, the property offers three well-proportioned bedrooms along with a family bathroom.

Externally, the home benefits from a large garage, ideal for storage or workshop use. There is a lawned rear garden providing a pleasant outdoor space, while to the front of the property is a further lawned garden alongside a driveway offering off-road parking for multiple vehicles.

Located close to local amenities, well-regarded schools, transport links and Whitefield town centre, this property represents an excellent opportunity for buyers seeking a family home in a highly desirable location.

- Semi Detached
- 3 Beds
- Sought after M45 Location
- Driveway Parking
- Detached Garage
- Conservatory
- Downstairs WC

### Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916

if you wish to arrange a viewing appointment for this property or require further information



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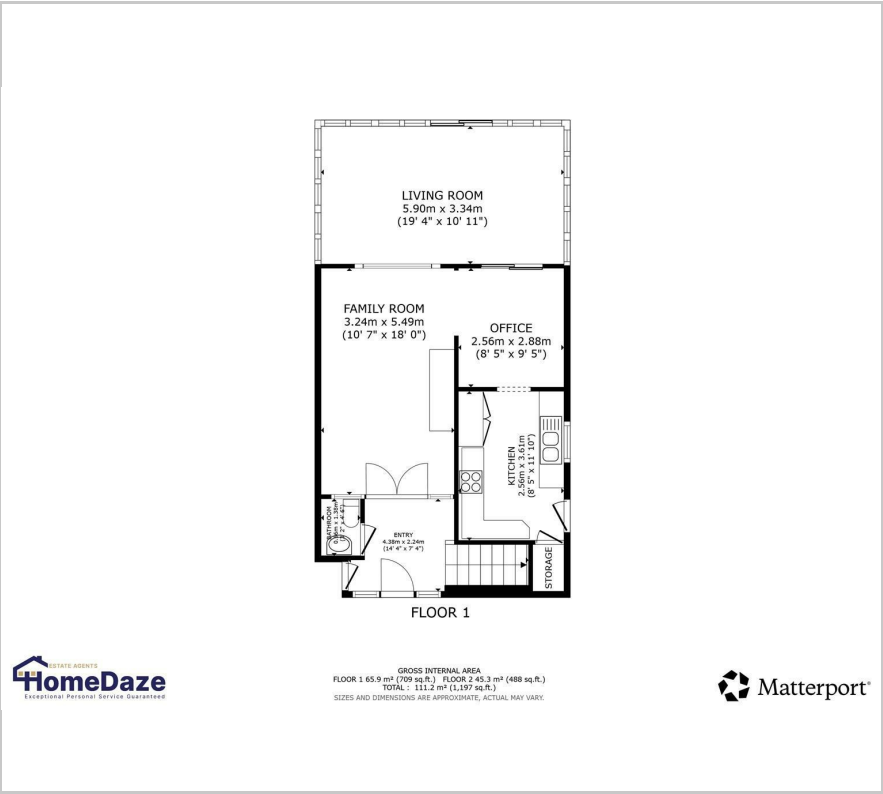


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Floor Plan



Area Map



Energy Efficiency Graph



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