



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.

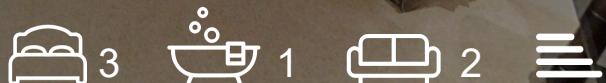
Located close to local amenities, well-regarded schools, transport links and Whitefield town centre, this property represents an excellent opportunity for buyers seeking a family home in a highly desirable location.

Viewing

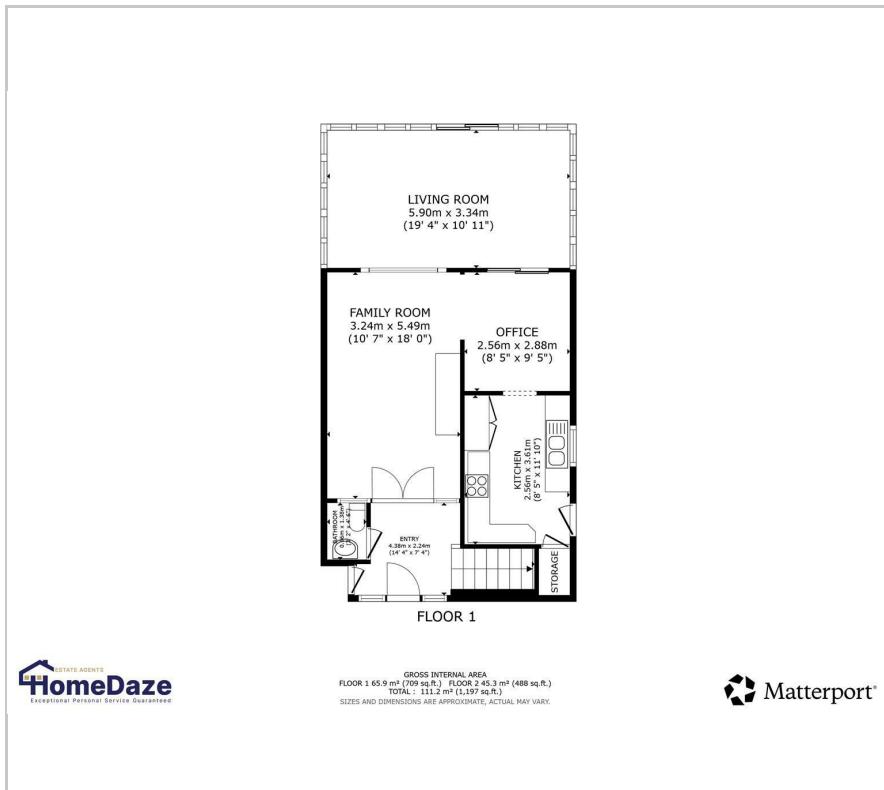
Please contact our HomeDaze Manchester Office on 0161 691 1916

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

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



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	
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