



Belstone Avenue, Manchester, M23

Guide Price: £250,000

Freehold

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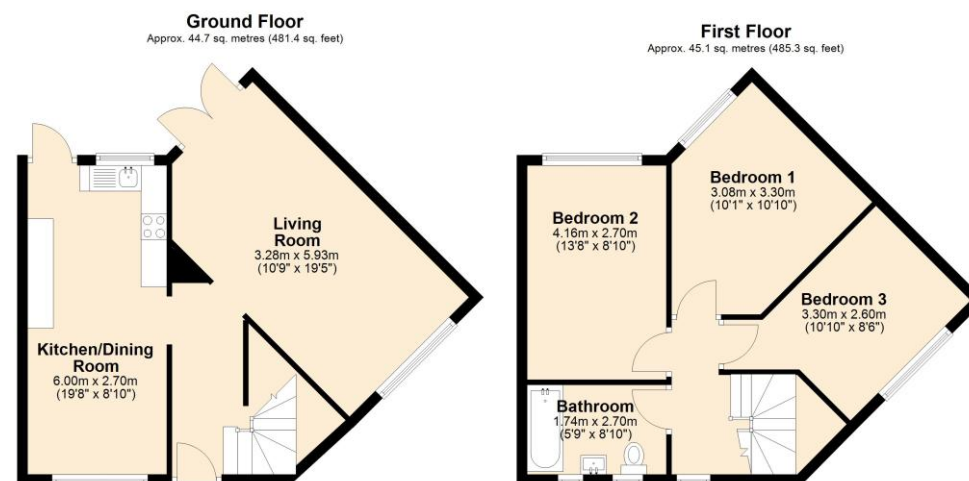
Situated in Newall Green, this unique three-bedroom corner mid-terrace property occupies a generous corner plot and offers off-road parking to the front. Ideally located close to the Civic Centre, the property benefits from excellent access to local transport links and motorway networks, and is also within walking distance to Wythenshawe Hospital, making it perfect for commuters and families alike. Externally, the home boasts both front and rear gardens, along with gated side access leading to the rear garden.

Internally, the property offers well-proportioned accommodation throughout with a unique layout designed for modern family living. Upon entering, there are useful understairs storage cupboards providing excellent additional storage space. The generous kitchen diner offers ample room for white goods and direct access to the rear garden, creating an ideal space for both everyday living and entertaining. Leading through from the kitchen is the bright and airy living area, featuring French doors opening onto the rear garden and allowing plenty of natural light to flow through the room.

To the first floor, the property offers three very generously sized bedrooms, all presented to a good standard. Completing the accommodation is a beautiful modern three-piece bathroom suite, finished with contemporary fittings.

To the rear, the property enjoys a private enclosed garden featuring a paved Indian stone patio area, perfect for outdoor seating and entertaining, with the remainder mainly laid to lawn.

- Freehold
- EPC Grade C
- Council Tax Band A



Total area: approx. 89.8 sq. metres (966.6 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.