Camden Avenue, Manchester, M40 2RY

£260,000

Council Tax Band: A

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Situated in a popular residential area of Manchester, this well-presented three-bedroom property offers spacious accommodation throughout and would make an excellent purchase for both homeowners and property investors.

The ground floor comprises a welcoming reception room, a spacious kitchen/diner providing plenty of room for cooking and dining, and the added convenience of a separate downstairs WC with wash basin. Externally, the property benefits from a private driveway providing off-road parking, along with a particularly large rear garden offering plenty of outdoor space.

The first floor offers three well-proportioned bedrooms, complemented by a family bathroom. The property is presented in good condition throughout, making it an attractive investment opportunity with minimal immediate work required.

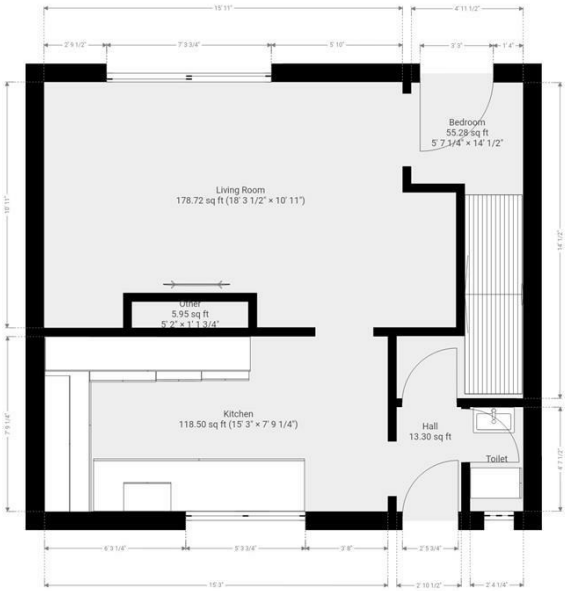
The location is well served by local amenities, with Asda, Iceland and Lidl all within easy reach. Nearby schools include Christ The King RC Primary School, St Wilfrid's CofE Primary School and All Saints C of E Primary School. For outdoor recreation, Orford Road Playing Fields are close by.

Transport links are also convenient, with nearby bus services and Newton Heath & Moston Metrolink providing connections across Manchester and beyond.

Being sold with tenants in situ, this property represents an excellent opportunity for investors looking to acquire a tenanted property with rental income from completion.

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