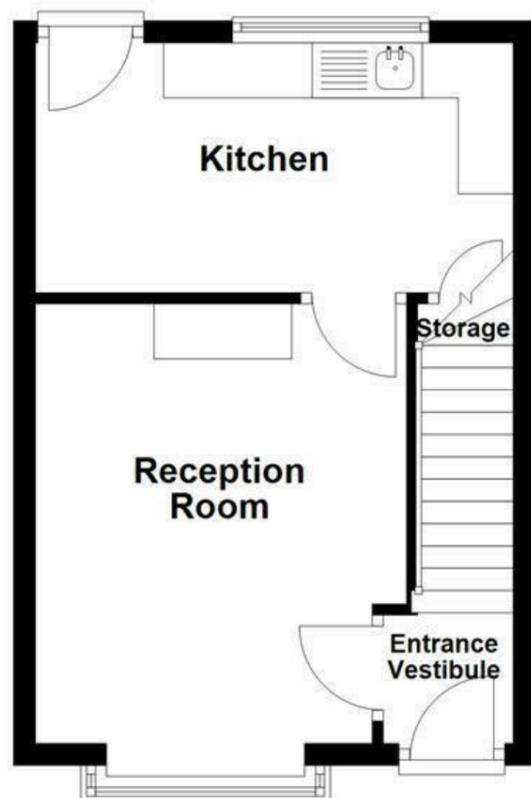
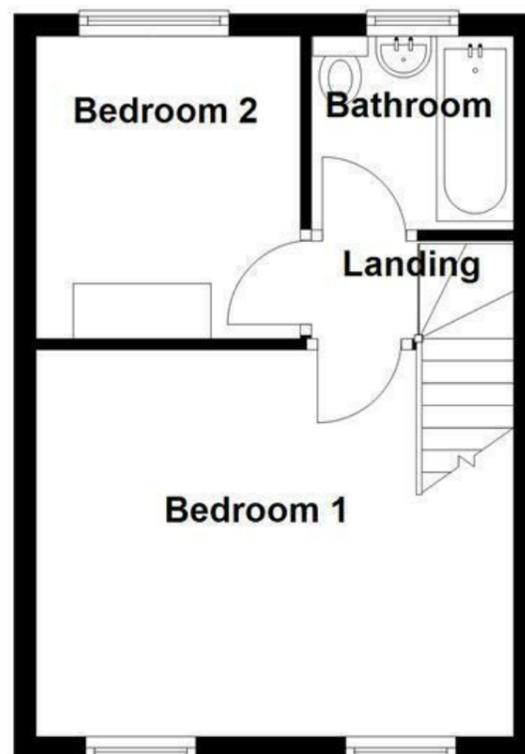


Ground Floor



First Floor



Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Hilbury Avenue, Manchester, M9 8AS

### Offers Over £170,000

#### TWO-BEDROOM HOME IN MANCHESTER

Nestled on the charming Hilbury Avenue in Manchester, this delightful house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a generous reception room that adjoins the kitchen, creating an inviting space ideal for both relaxation and entertaining. The layout is thoughtfully designed, ensuring that the heart of the home is both functional and sociable.

The property boasts two well-proportioned bedrooms, each providing ample space for rest, storage and personalisation. These rooms are perfect for families, guests, or even a home office, catering to a variety of lifestyle needs. The well-appointed bathroom adds to the convenience of the home, featuring modern fixtures and a soothing atmosphere.

Outside, the property is complemented by a lovely garden, laid to lawn both at the front and rear. This outdoor space offers a wonderful opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air. Whether you wish to host summer barbecues or enjoy quiet evenings under the stars, this garden is sure to enhance your living experience.

In summary, this house on Hilbury Avenue is a fantastic opportunity for those seeking a comfortable family home in a desirable location. With its spacious interiors and charming outdoor areas, it is a property that truly deserves your attention.

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# Hilbury Avenue, Manchester, M9 8AS

Offers Over £170,000



- Tenure Leasehold
- On Street Parking
- Ideal First Time Buy
- Envious Garden Space
- Council Tax Band A
- Two Generously Sized Bedrooms With Ample Storage Space
- Viewing Essential
- EPC Rating TBC
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance Vestibule

3'11 x 3'10 (1.19m x 1.17m)

### Reception Room

13'1 x 11'1 (3.99m x 3.38m)

### Kitchen

14'3 x 7'5 (4.34m x 2.26m)

## First Floor

### Landing

5'7 x 3'9 (1.70m x 1.14m)

### Bedroom One

14'3 x 11'7 (4.34m x 3.53m)

### Bedroom Two

9' x 7'11 (2.74m x 2.41m)

### Bathroom

5'11 x 5'9 (1.80m x 1.75m)

### External

Envious garden space to front and rear of property.



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