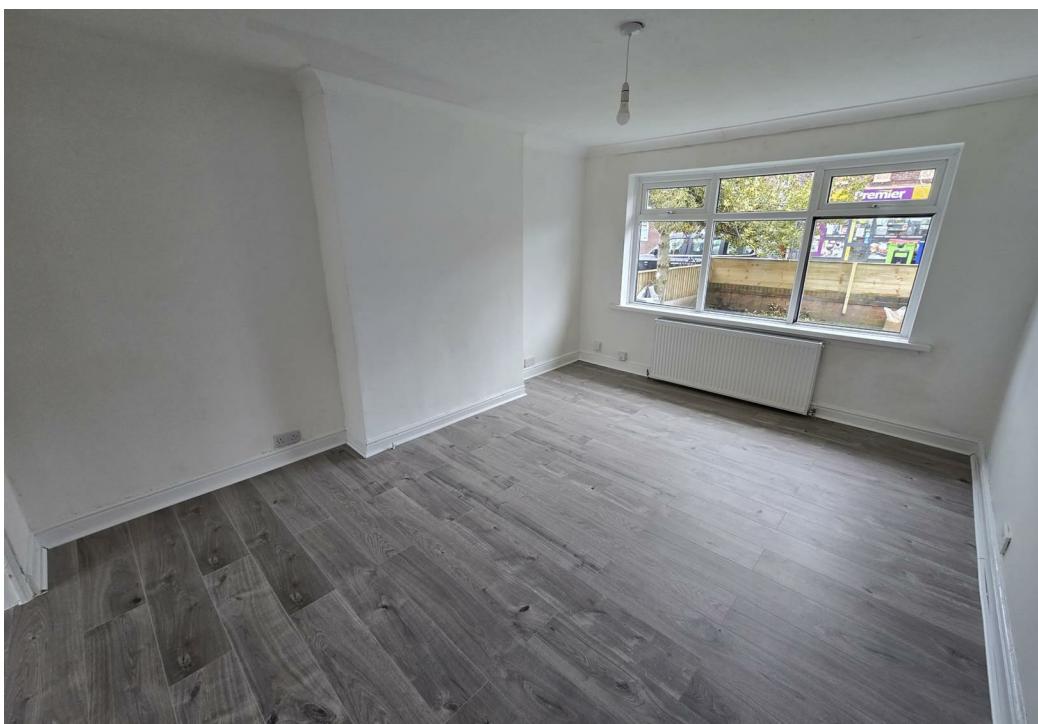


Mersey Bank Avenue, Manchester, M21 7NT

£375,000

Council Tax Band: A



Nestled in the charming area of Mersey Bank Avenue, Manchester, this delightful detached house offers a perfect blend of comfort and space. With a generous size of 1,098 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

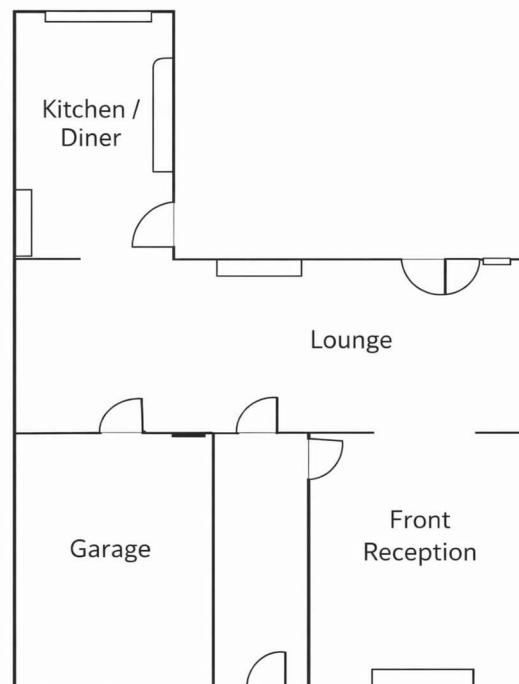
The house features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. Built in 1962, this residence combines classic architecture with the potential for modern updates, allowing you to personalise it to your taste.

The location is particularly appealing, offering a peaceful suburban atmosphere while still being conveniently close to local amenities, schools, and transport links. This property presents an excellent opportunity for anyone looking to settle in a friendly community in Manchester.

Whether you are a first-time buyer or looking to upsize, this home is sure to meet your needs. Don't miss the chance to make this charming house your new home.



Open House North



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	