



jordan fishwick

NORTHENDEN
Parnell Avenue



**Parnell Avenue,
Northenden, M22 4BX**

Guide Price £550,000



The Property

Located in a lovely part of Northenden, this appealing, extended and most impressive, bay fronted semi detached home offers the chance to purchase a SUPERB FAMILY HOME with numerous noteworthy features including a WONDERFUL PRIVATE GARDEN WITH WOODLAND, set at the head of a quiet cul de sac.

The beautifully presented living space, 1603 sq ft has been greatly enhanced by the current owners with the centrepiece being a fantastic open plan living/kitchen area over 29ft with twin bi-fold doors to the rear garden and a comprehensively fitted kitchen with matching central island with quartz worktop and integrated Neff appliances, sitting and dining areas with views over the fantastic rear garden.

In addition, there is an entrance porch, welcoming entrance hall, separate lounge room with bay window, downstairs WC and large garage/utility room, spacious and light landing, three double bedrooms and a generous bathroom on the first floor. Gas central heating, Anthracite double glazing and a brick paved driveway completes the impressive specification. Viewing essential to fully take in the internal accommodation and size of the rear garden.

Directions

M22 4BX



- Extended traditional semi detached
- Large gardens to side and rear with wooded area
- Exceptional open plan living area
- Fitted kitchen with Quartz worktops
- Integrated high end kitchen appliances
- Anthracite double glazing
- Quiet cul de sac location
- EPC - C / Council tax band - C

Postcode - M22 4BX

EPC Rating - C

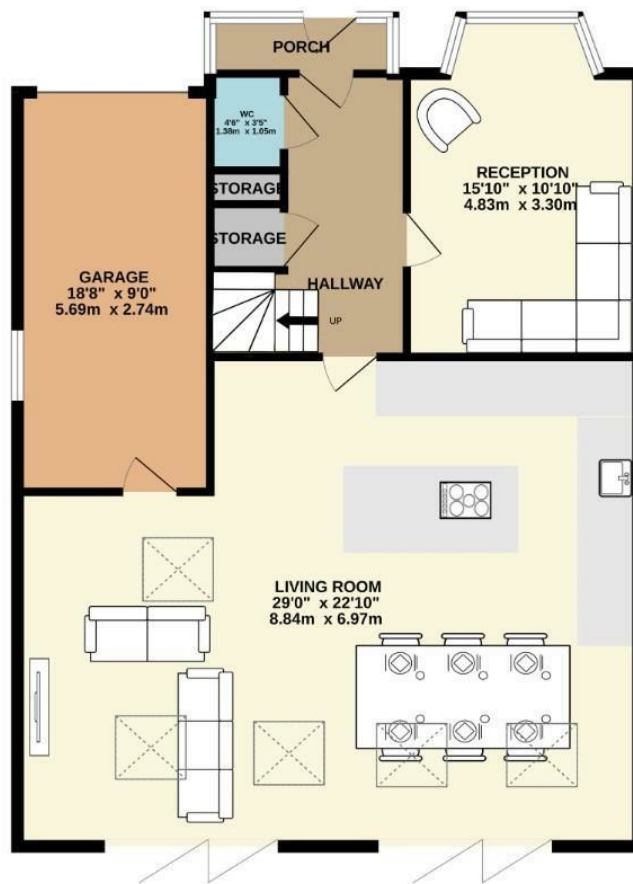
Floor Area - 1603.00 sq ft

Local Authority - Manchester City Council

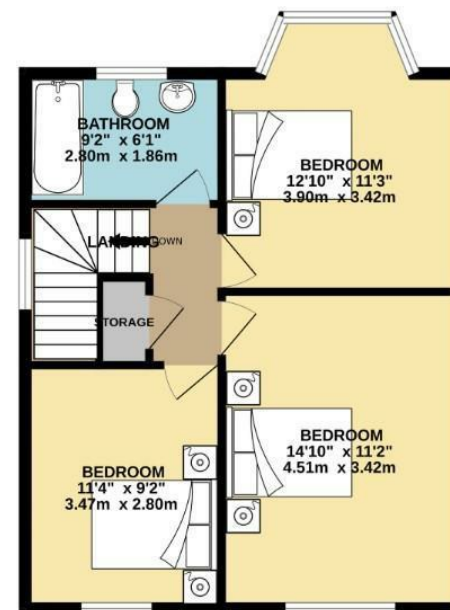
Council Tax - C



GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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