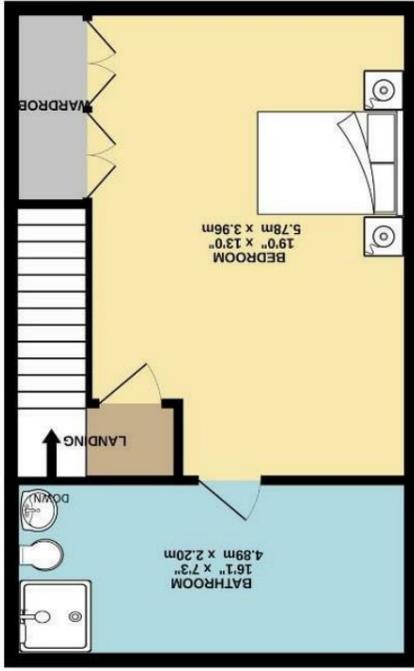
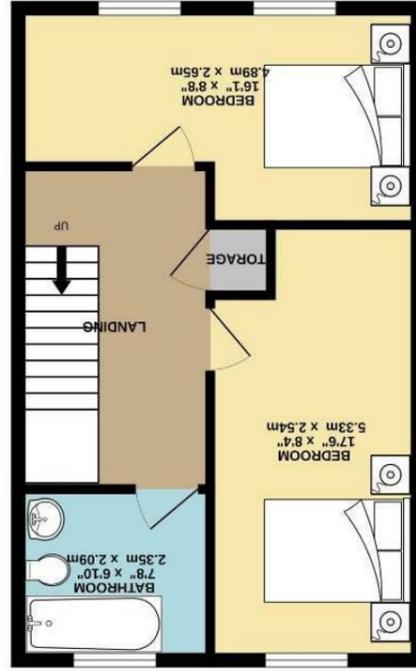


Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

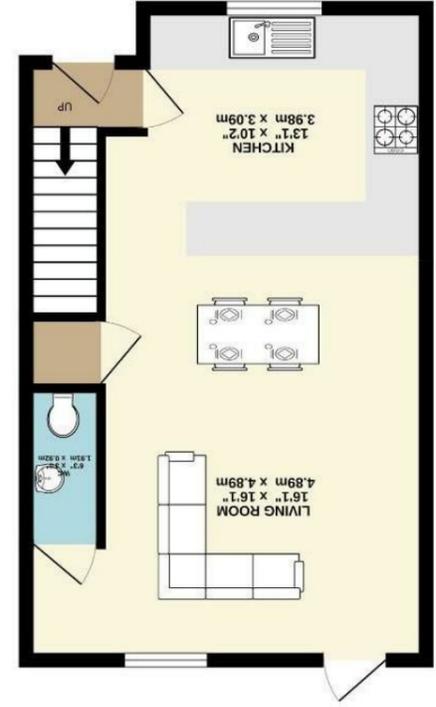
TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2026



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.





Yew Tree Avenue, Manchester
M14 7JP

£335,000



The Property

This beautifully presented three-bedroom, three-storey townhouse offers stylish modern living in a sought-after location just one mile south of Manchester, with excellent access to local amenities, schools, green spaces, and transport links.

Thoughtfully designed for both comfort and practicality, the property features includes a luxurious top-floor master suite with en-suite shower room and a skylight with blackout blind, creating a bright yet restful space.

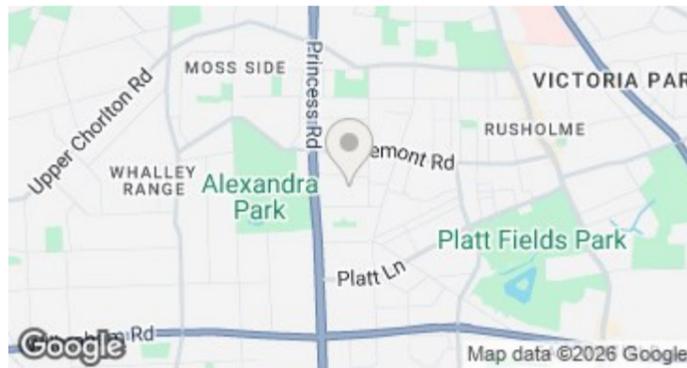
The heart of the home is the open-plan ground floor, where the sleek, high-spec kitchen flows seamlessly into the dining and living areas—ideal for entertaining or everyday family life. The kitchen features a stainless steel integrated oven with four-burner gas hob, extractor hood, and contemporary splashback. Chrome recessed LED spotlights and durable, non-slip flooring add a premium finish. Double-glazed patio doors open onto the rear garden, providing excellent natural light and an easy connection between indoor and outdoor living.

The modern white bathrooms are equally well-appointed, with full-height ceramic tiling, chrome heated towel rails. A downstairs cloakroom adds further convenience.

There's generous storage throughout, including built-in store cupboards on both the ground and first floors, as well as built-in wardrobes in the principal bedroom. Flooring throughout includes a mix of carpet and easy-care wood-effect surfaces, combining comfort with practicality.

Directions

M14 7JP



- Beautifully And Stylishly Presented Townhouse
- Sought After Convenient Location
- Three Generous Bedrooms
- En-Suite To Master Bedroom
- Driveway Parking with EV charger
- Landscaped Rear Garden

Postcode - M14 7JP

EPC Rating - B

Floor Area - 1251.00 sq ft

Local Authority - Manchester City Council

Council Tax - B

