



14 Yew Tree Avenue, Northenden

Manchester

£325,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



14 Yew Tree Avenue

Northenden, Manchester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Well Presented and Light and Airy Semi Detached Property
- Located on a Corner Plot with Gardens to Three Sides
- Open Plan Living/Dining Room and a Modern Fitted Breakfast Kitchen
- Three Good Sized Bedrooms and a Three Piece Contemporary Bathroom Suite
- Generous Rear South Facing Landscaped Garden
- Situated on a Quiet Cul De Sac Only Moments From Northenden Village and Excellent Transport Links









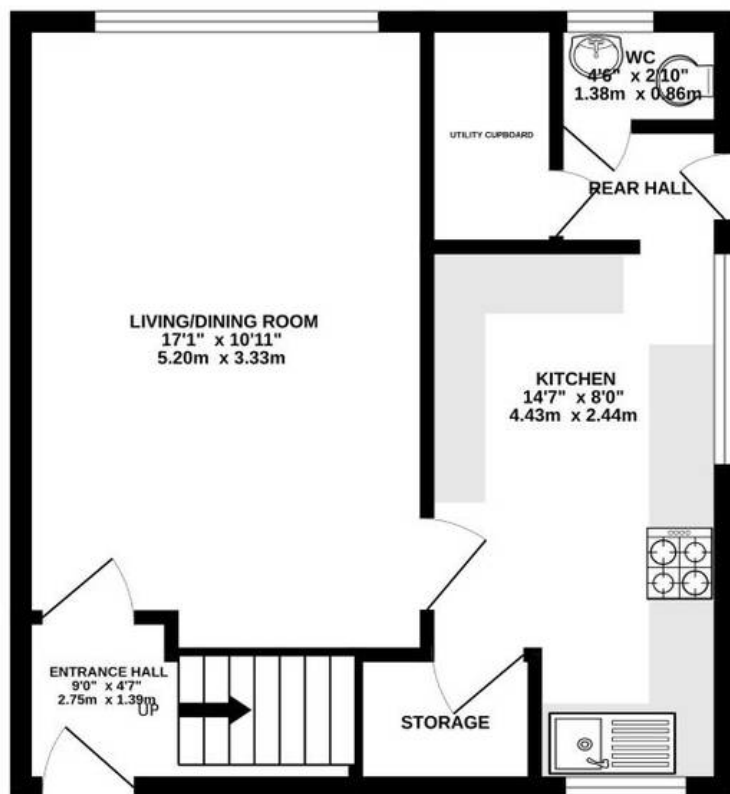
A well presented and light and airy three bedroom semi detached house. The property is located on a quiet cul de sac within a popular residential area and is only moments away from Northenden Village and excellent transport links. The property benefits from a larger than average corner plot with generous gardens to three sides and ample on street parking.

Upon entry you are greeted by an entrance hallway which leads to an open plan living/dining room. The modern fitted breakfast kitchen offers plenty of work surface space with sleek units and useful storage space. The ground is completed by a downstairs W/C and utility cupboard.

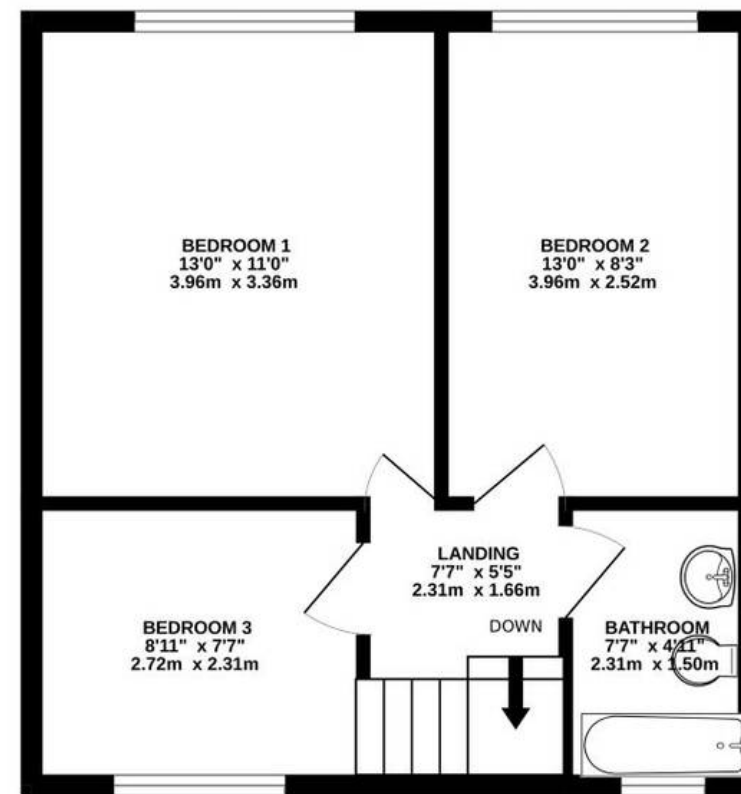
Upstairs, there are three good sized bedrooms, with the primary bedroom benefitting from built in wardrobe. The contemporary bathroom suite is finished to a high standard and serves all three bedrooms.

Externally a pathway leads to the front of the property with a well kept lawned area. A gate leads you to the landscaped and generous Southerly facing garden with a further lawned area and private patio.

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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