



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Affleck Avenue, Manchester, M26 1HN

**£299,950**

Nestled on the charming Affleck Avenue in Radcliffe, Manchester, this stunning dormer semi-detached bungalow offers a delightful blend of comfort and style. As you approach the property, you are greeted by a beautifully maintained garden and a convenient driveway, providing ample space for parking.

Upon entering, you will find a welcoming ground floor hallway that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The well-appointed shower room adds to the practicality of the home, ensuring that all your needs are met. The dining room, which flows seamlessly into the kitchen, is an ideal space for family meals and gatherings. Adjacent to the dining area is a sunroom that invites natural light, creating a warm and cheerful atmosphere.

Venturing upstairs, you will discover three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The property boasts plenty of storage throughout, ensuring that you have ample space to keep your belongings organised and tidy.

This bungalow is not just a home; it is a sanctuary that combines modern living with the charm of a traditional property. With its beautiful garden, convenient location, and thoughtful layout, this residence is perfect for families or anyone seeking a tranquil lifestyle in a vibrant community. Do not miss the opportunity to make this lovely bungalow your new home.

# Affleck Avenue, Manchester, M26 1HN

£299,950



- Tenure Leasehold
- Ample Off Road Parking
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes

- Council Tax Band C
- Three Generously Sized Bedrooms
- Abundance Of Indoor And Outdoor Space

- EPC Rating TBC
- Fitted Kitchen And Three Piece Shower Room
- Light And Airy Conservatory

## Ground Floor

### Entrance

UPVC door to hall.

### Hall

13'10 x 8' (4.22m x 2.44m)

Central heating radiator, dado rail, doors to reception room, dining room, shower room and storage, laminate flooring.

### Reception Room

16'10 x 11'3 (5.13m x 3.43m)

UPVC double glazed window, central heating radiator, ceiling rose, two feature wall lights, electric fire with surround and laminate flooring.

### Shower Room

6' x 5'7 (1.83m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, tiled elevation and lino flooring.

### Dining Area

9'6 x 8'6 (2.90m x 2.59m)

Central heating radiator, open access to kitchen, double doors to conservatory and laminate flooring.

### Kitchen

12'6 x 11'3 (3.81m x 3.43m)

UPVC double glazed window, central heating radiator, range of wall and base units with under unit lighting, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, plumbing for washing machine, dishwasher, space for fridge freezer, dryer, inset spotlights and laminate flooring.

### Conservatory

13'11 x 8'6 (4.24m x 2.59m)

UPVC double glazed windows, central heating radiator, two feature wall lights, laminate flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

8'4 x 3' (2.54m x 0.91m)

UPVC double glazed window, smoke alarm, two feature wall lights, doors to three bedrooms.

### Bedroom One

14'7 x 9' (4.45m x 2.74m)

UPVC double glazed window, central heating radiator, ceiling fan light, fitted wardrobes and storage.

### Bedroom Two

11'11 x 10'6 (3.63m x 3.20m)

UPVC double glazed window, central heating radiator, ceiling fan light and fitted wardrobe.

### Bedroom Three

9'3 x 8'4 (2.82m x 2.54m)

UPVC double glazed window, central heating radiator and ceiling fan light.

### External

### Rear

Laid to lawn garden, blocked paved areas, bedding areas, mature shrubs and timber shed.

### Front

Gated imprinted driveway for off road parking leading to carport, stone chippings.



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