



Yattendon Avenue, Manchester, M23

Guide Price: £285,000

Freehold

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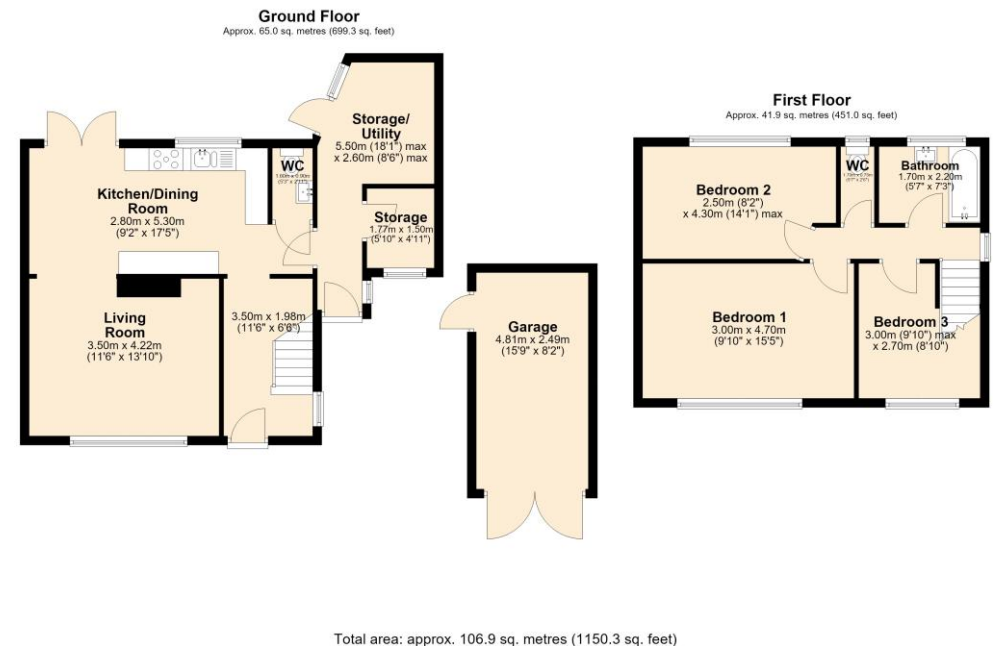
Situated on Yattendon Avenue in the popular residential area of Brooklands, this three bedroom end terrace property is offered to the market with no onward chain. Occupying a generous corner plot, the property offers spacious accommodation throughout, excellent outdoor space and plenty of potential for a purchaser looking to put their own stamp on a home. While the property would benefit from some modernisation and a little TLC, it presents an exciting opportunity for buyers seeking a home they can personalise to their own taste.

Externally, the property is approached via a substantial front and side garden, providing an attractive amount of outdoor space, alongside a detached garage and off road parking. Upon entering, an entrance hall leads through an archway into the kitchen diner, which is fitted with a range of base and eye-level units, modern integrated appliances and French doors opening directly onto the rear garden. A further archway leads through to the separate living room, offering a dedicated space for relaxation. The ground floor also benefits from a convenient WC, while a converted outhouse, currently utilised as a utility room, provides additional storage and its own direct access from the front of the property.

To the first floor, there are three generously proportioned bedrooms, all offering excellent space and flexibility to accommodate a variety of needs, whether for family living, guests or a home office. Completing the accommodation is a modern family bathroom suite, complemented by a separate WC.

Externally to the rear, the property boasts a great sized, private garden, mostly laid to lawn and offering ample space for outdoor dining, entertaining and family activities.

The surrounding area offers a range of local shops, schools, parks and everyday amenities, with further shopping, leisure and transport links available within the wider Wythenshawe and Sale areas.



- Freehold
- EPC Grade D
- Council Tax Band A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.