

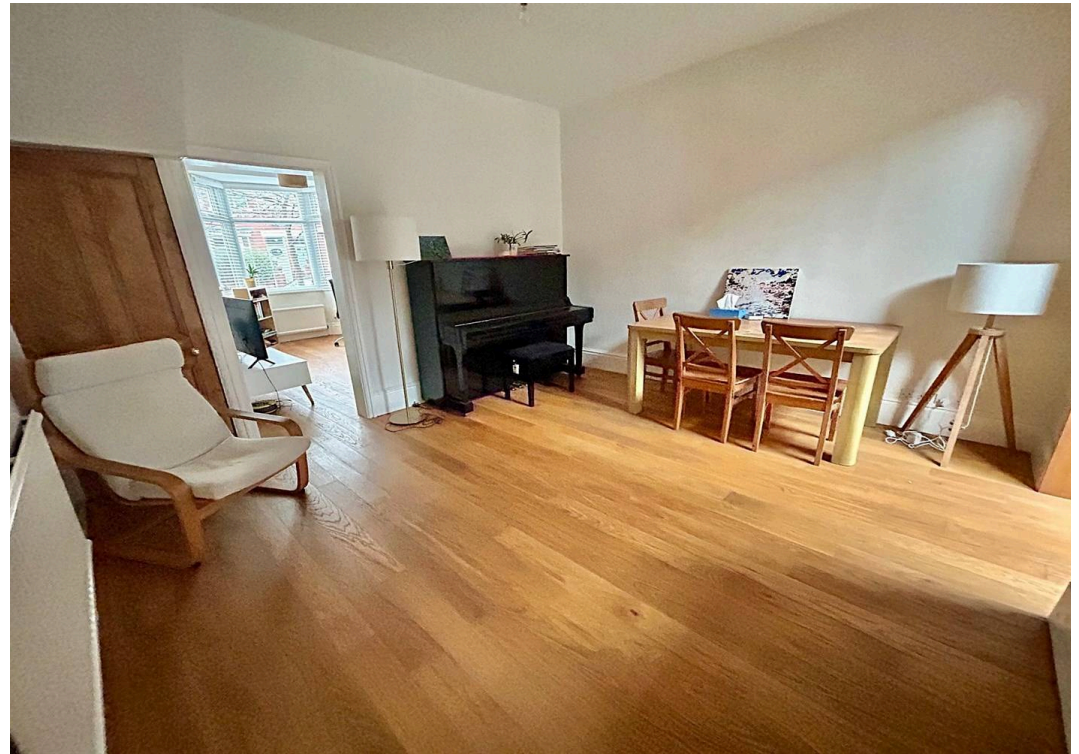


29 Higson Avenue, Chortlon  
Manchester

£400,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 29 Higson Avenue

Chortlon, Manchester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Good Sized Bedrooms and a Three Piece Bathroom Suite
- A Well Presented Mid Terrace Property
- Ideal for First Time Buyers and Investors Alike
- Attractive Frontage and a Rear Garden
- Bay Fronted Living Room, Large Dining Room and Modern Fitted Extended Kitchen
- Located in a Highly Desirable Area and Only Moments from Beech Road



## 29 Higson Avenue

Chortlon, Manchester

A well presented and light and airy bay fronted terrace property located in a highly sought after residential area and only a short stroll from the ever popular Beech Road with its array of independent shops, bars and restaurants. Having been tastefully extended to offer spacious accommodation this property is ideal for a wide range of buyers such as first time buyers and investors alike.

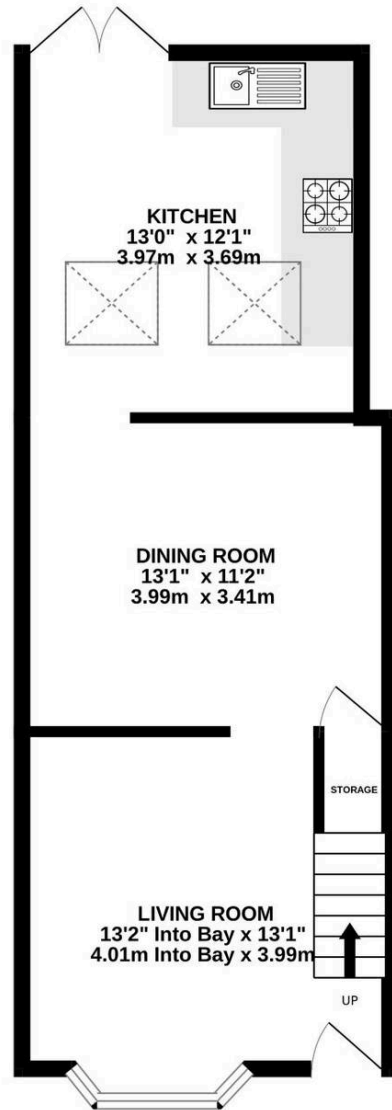
Internally the property comprises of a bay fronted, light and airy living room, a spacious dining room with useful under stairs cupboard. An extended modern fitted kitchen with attractive sky lights and French doors which overlook the rear garden.

To the first floor there are two good sized bedrooms with the principal bedroom being particularly large in size. A contemporary three piece bathroom suite, serves both bedrooms. There is attic space providing additional storage.

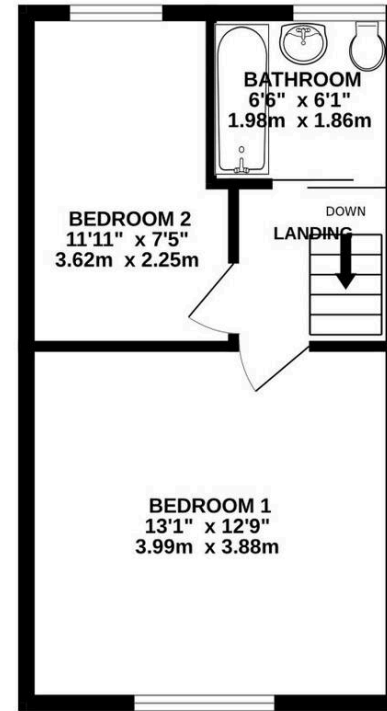
Externally your approach the property via a gated entrance. To the rear of the property there is an enclosed garden with walled boundaries and access to a communal alleyway.



GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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