HUNTERS®

HERE TO GET *you* THERE



Brookthorpe Avenue

Manchester, M19 1AD

Asking Price £350,000

3 1 2 C

Council Tax: C





33 Brookthorpe Avenue

Manchester, M19 1AD

Asking Price £350,000







- OFF ROAD PARKING
- CONSERVATORY EXTENSION
- 1 MILE TO BURNAGE TRAIN STATION - GREAT FOR CITY CENTRE COMMUTERS
- LARGE GARDEN
- TWO SPACIOUS RECEPTION ROOMS
- 0.6 MILE TO GREEN END PRIMARY SCHOOL
- 0.6 MILE TO BURNAGE ACADEMY FOR BOYS
- 1 MILE TO LEVENSHULME HIGH SCHOOL
- COUNCIL TAX BAND - C
- EPC - C

ADDITIONAL INFO

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take his responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.

Located in the popular area of Burnage, this delightful house offers a perfect blend of comfort and space. Built in 1935, the property boasts a generous 1,011 square feet and is in a great location for commuters with Burnage train station being only 1 mile walk away!

Upon entering, you are greeted by two spacious reception rooms these provide ample space for relaxation and entertaining. Both rooms are filled with natural light, creating a warm and inviting atmosphere. The addition of a conservatory extension further enhances the living space, offering a tranquil spot to enjoy the garden views throughout the seasons.

The house features three well-proportioned bedrooms, providing plenty of room for family members or guests. The single bathroom is conveniently located and holds a jacuzzi bath perfect for relaxing!

One of the standout features of this property is the large garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The off-road parking adds to the convenience, making it easy to come and go without the hassle of street parking.

This home is perfect for those seeking a peaceful yet accessible location in Manchester, with local amenities and transport links just a short distance away. Whether you are a growing family or looking for a spacious retreat, this property on Brookthorpe Avenue is sure to impress.









Road Map



Hybrid Map



Terrain Map



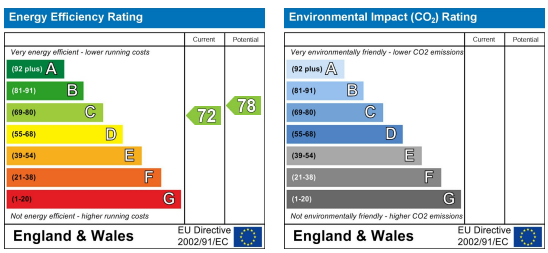
Floor Plan



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

372 Palatine Road, Northenden, M22 4FZ
Tel: 0161 945 9000 Email: southmanchester@hunters.com https://www.hunters.com