



Rookwood Avenue, Baguley
£315,000



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HOMES

SALES & LETTINGS

Rookwood Avenue, Baguley

This beautifully refurbished three bedroom terrace offers an inviting and contemporary living environment, perfect for families or professionals seeking a well-connected home with a complete upwards chain. The property welcomes you with a spacious entrance hall leading into a bright and airy lounge, designed to maximise natural light and provide a comfortable setting for relaxation or entertaining guests. In addition there is also a downstairs WC and utility room with stacked washing machine and dryer that are neatly tucked away behind stylish fitted cabinetry. The modern kitchen is thoughtfully fitted with sleek cabinetry and integrated appliances, offering ample storage and workspace for culinary enthusiasts. Each of the three bedrooms is generously proportioned, with neutral décor and large windows that create a sense of space and tranquillity throughout. The stylish family bathroom features quality fixtures and tasteful finishes, complementing the overall high standard of refurbishment. Situated in a sought-after location, the house is just a short walk from Moor Road Metrolink station (providing swift and regular connections to Manchester City Centre) and Wythenshawe Park (ideal for leisure and recreation). Local shops and amenities are conveniently close by, ensuring every-day essentials are within easy reach, while the area benefits from a good choice of reputable schools (making it an excellent option for families with children).





For those commuting further afield, the property offers easy access to Manchester International Airport and major road networks, allowing for seamless travel both locally and beyond. The home's well-considered layout, abundance of natural light, and high-quality refurbishment combine to create a welcoming and practical living space, ready for immediate occupation. This property presents an outstanding opportunity to enjoy modern living in a vibrant and well-served neighbourhood, with all the advantages of excellent transport links, nearby parks, and a strong sense of community.

- Complete upwards chain
- Refurbished 3 bedroom terrace
- Close to Metrolink - Moor Road
- Short walk to Wythenshawe Park
- Close to local shops and amenities
- Great transport links into Manchester City Centre
- Good choice of local schools
- Easy access to Manchester International Airport

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approx Gross Internal Area
88 sq m / 952 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft

First Floor
Approx 43 sq m / 458 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

