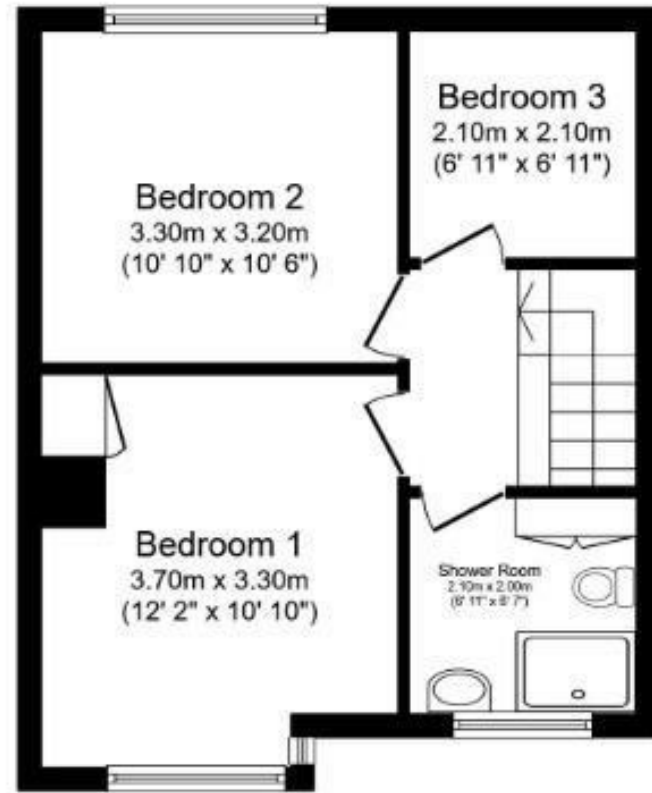


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Vendale Avenue, Manchester, M27 0AW Offers In The Region Of £340,000

Nestled in the charming area of South Swinton, Vendale Avenue presents an excellent opportunity for those seeking a delightful family home. This property is situated in a friendly neighbourhood, known for its community spirit and convenient access to local amenities.

The house boasts a welcoming atmosphere, perfect for both relaxation and entertaining. With spacious living areas, it offers ample room for families to grow and thrive. The well-designed layout ensures that natural light floods through the home, creating a warm and inviting environment.

Residents of South Swinton will appreciate the proximity to a variety of shops, schools, and parks, making it an ideal location for families. The area is well-connected to public transport, providing easy access to Manchester city centre and beyond, which is perfect for commuters or those who enjoy the vibrant city life.

In summary, this property on Vendale Avenue is not just a house; it is a place where memories can be made. With its prime location and inviting features, it is a wonderful opportunity for anyone looking to settle in a welcoming community.

Vendale Avenue, Manchester, M27 0AW

Offers In The Region Of £340,000

 3  1  1  C

- South Swinton
- No chain
- Ideal Family Home
- EPC Rating C
- Three Bedrooms
- Off Road Parking
- Viewing Essential
- Modern Throughout
- Cul De Sac Location
- Council Tax Band C

Entrance Hall

12'4 x 5'10 (3.76m x 1.78m)

UPVC frosted door, central heating radiator, stairs to first floor, doors to reception room and kitchen.

Reception Room

11'6 x 14 (3.51m x 4.27m)

UPVC double glazed bay window, central heating radiator, television point.

Kitchen

17'10 x 7'10 (5.44m x 2.39m)

UPVC double glazed window, French doors to garden, UPVC door to side, wood effect laminate flooring, tiled splash back, wood effect counter, ceramic half sink with mixer tap, integrated cooker, fridge and dishwasher, 4 ring electric hob, space for washing machine, storage downstairs.

Landing

Bathroom

6'9 x 6 (2.06m x 1.83m)

UPVC double glazed frosted window, spotlights, heated towel rail, tiled floor and part tiled wall, tiled bath with direct feed shower, dual flush toilet, vanity top basin.

Bedroom One

12'3 x 10'7 (3.73m x 3.23m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'7 x 10'6 (3.23m x 3.20m)

UPVC double glazed window, central heating radiator.

Bedroom Three

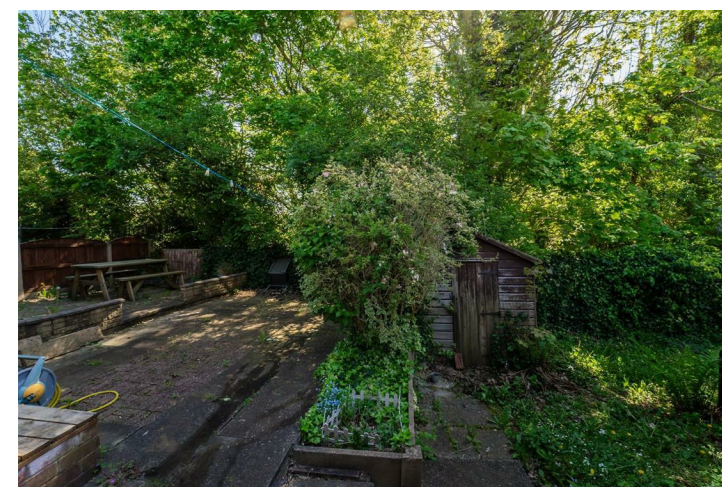
6'9 x 6'5 (2.06m x 1.96m)

UPVC double glazed window, central heating radiator.

External

Front

Rear



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