

# HUNTERS<sup>®</sup>

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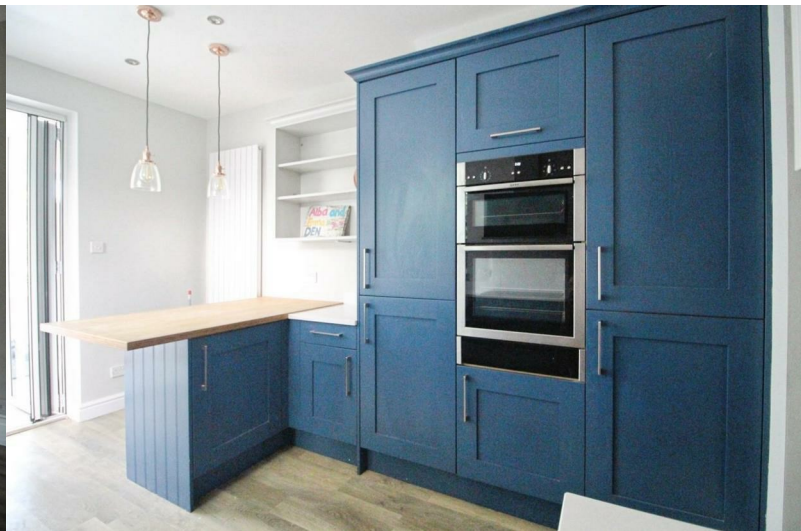
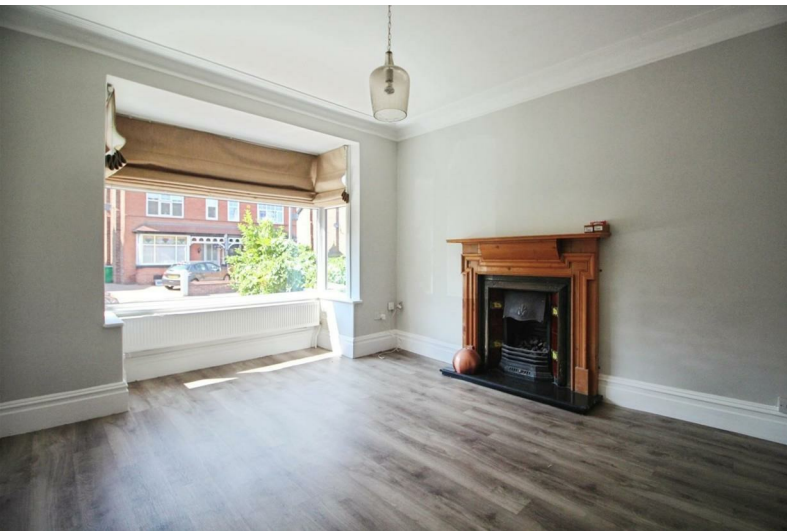
## Beech Avenue

Manchester, M22 4JE

Asking Price £475,000



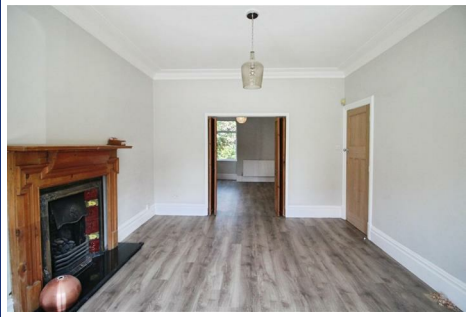
Council Tax: C



# 12 Beech Avenue

Manchester, M22 4JE

Asking Price £475,000



- DESIRED LOCATION
- DOUBLE DRIVEWAY
- 3 DOUBLE BEDROOMS
- INTEGRATED APPLIANCES
- 0.3 MILE TO NORTHENDEN VILLAGE
- 0.3 MILE TO WYTHENSHAW PARK
- EXCELLENT ACCESS TO NORTHWEST MOTORWAY NETWORK
- CLOSE TO MANCHESTER AIRPORT & WYTHENSHAW HOSPITAL
- COUNCIL TAX BAND -C
- EPC - D

Located on the charming and desired Beech Avenue in Manchester, this delightful semi-detached house offers the perfect family home. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The layout includes two inviting reception rooms, providing ample room for relaxation and entertaining guests.

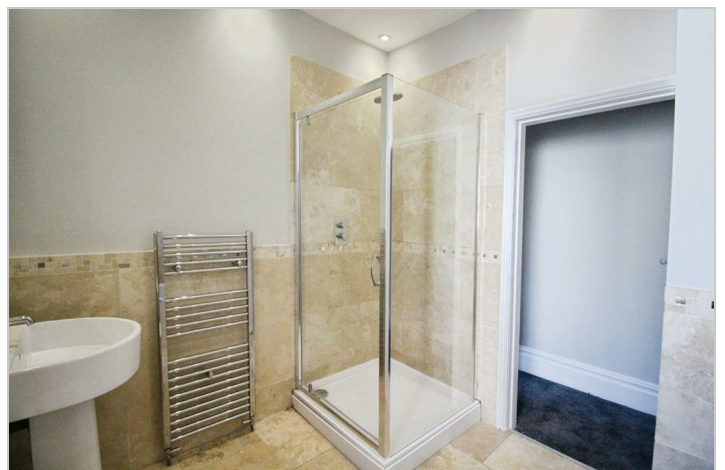
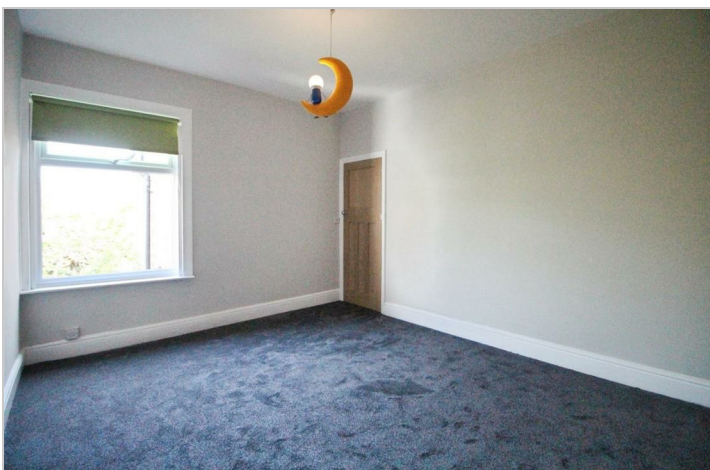
Down the hall the property has a recently renovated kitchen with integrated appliances including fridge/freezer, dishwasher and oven.

The house includes a downstairs W/C which adds to the practicality of the home, making it easy for guests and family alike. The additional cellar, currently utilised as a utility space, offers further storage options or the potential for personalisation to suit your needs.

A lovely conservatory extends the kitchen/dining space, allowing for a bright and airy atmosphere, perfect for enjoying the garden views or a quiet morning coffee. Outside, the property features a double driveway, providing parking for two vehicles, a valuable asset in this bustling area.

This home on Beech Avenue is not just a property; it is a sanctuary that combines modern living with the warmth of a family home. With its spacious interiors and convenient location, it presents an excellent opportunity for those looking to settle in Manchester. Don't miss the chance to make this charming house your new home.

This property is currently tenanted but will be sold with vacant possession.



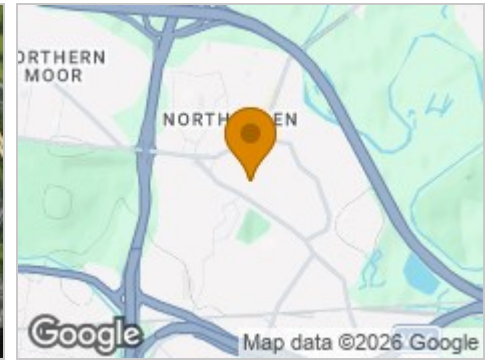
## Road Map



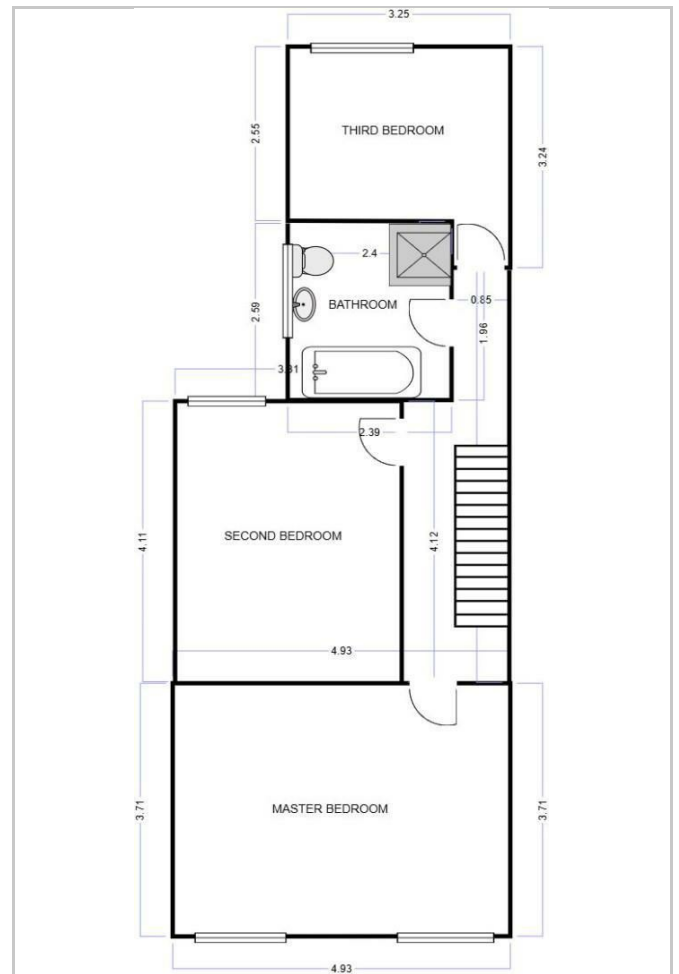
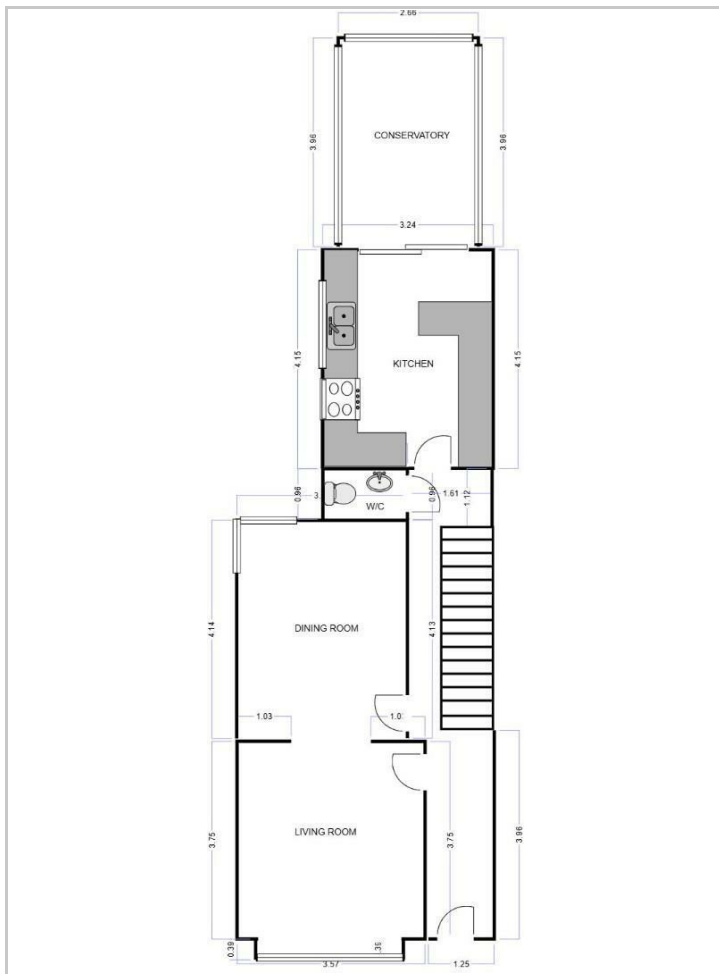
## Hybrid Map



## Terrain Map



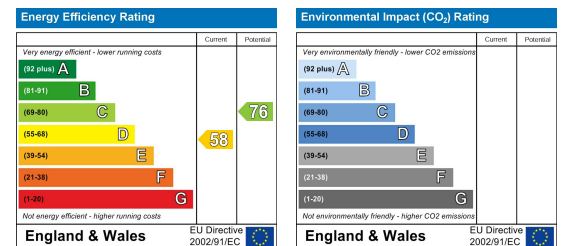
## Floor Plan



## 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.