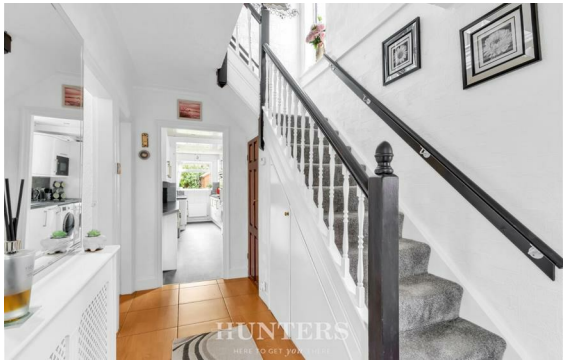








Blue Bell Avenue, Moston, Manchester M40

- FREEHOLD
- SINGLE STOREY REAR EXTENSION
- SHARED DRIVEWAY
- FRENCH DOORS TO REAR GARDEN
- ADDITIONAL ATTIC STORAGE ROOM
- THREE BEDROOM SEMI DETACHED
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- WELL PRESENTED THROUGHOUT
- WELL KEPT REAR GARDEN
- EPC - C

HUNTERS®
HERE TO GET *you* THERE

Asking Price £290,000

Hunters are delighted to offer for sale this well presented three bedroom semi detached property, situated within a popular residential area of Moston, Manchester. Offering spacious and versatile accommodation throughout, the property benefits from a single storey rear extension, three reception rooms, a fitted kitchen, a first floor shower room and an additional attic room, ideal for storage.

Offered for sale on a freehold basis and maintained in good condition, this property would make an excellent purchase for first time buyers, growing families or those looking for a spacious home in a convenient location.

Upon entering, you are welcomed by an entrance hallway leading to the ground floor accommodation. The property boasts three separate reception rooms, comprising a spacious lounge, a separate sitting room and a dining room, providing plenty of flexibility for relaxing, entertaining and family life. The dining room benefits from French doors opening onto the rear garden, allowing plenty of natural light to flood the room and creating a lovely connection between the indoor and outdoor spaces. The fitted kitchen provides a range of units and worktop space, creating a practical area for everyday cooking.

To the first floor, there are three bedrooms, offering versatile accommodation for families, guests or those working from home. The floor is completed by a shower room fitted with a shower, wash basin and WC. The property also benefits from an additional attic room, providing useful storage space.

Externally, the property benefits from a shared driveway to the front. To the rear, there is a garden offering a pleasant outdoor space with plenty of potential to create an area for relaxing, entertaining guests or enjoying time with family during the warmer months.

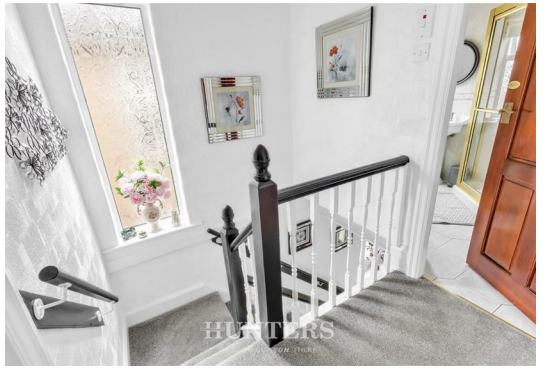
Situated in Moston, the property is conveniently located for a range of local amenities, including shops, supermarkets and schools. Boggart Hole Clough is also nearby, offering attractive green spaces and walking routes. Excellent transport links provide convenient access to Manchester City Centre and the surrounding areas, making this an ideal location for commuters.

Early viewing is highly recommended to appreciate the space, layout and versatility this property has to offer.

Tenure: Freehold
EPC Rating: C
Council Tax Band: B








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Total area: approx. 119.7 sq. metres (1288.2 sq. feet)

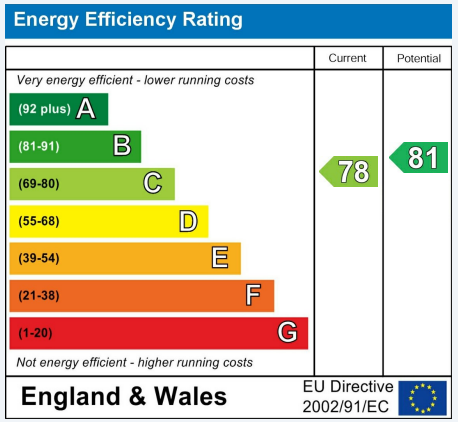
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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

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The Property Ombudsman