



Beech Avenue, Manchester

Offers In The Region
Of £580,000

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EXCLUSIVE



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Beech Avenue, Manchester M22 4JE

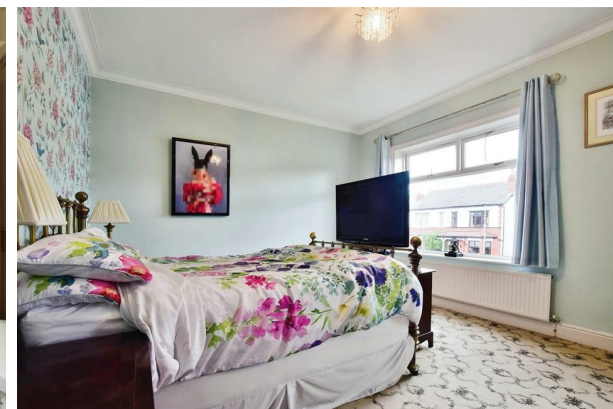
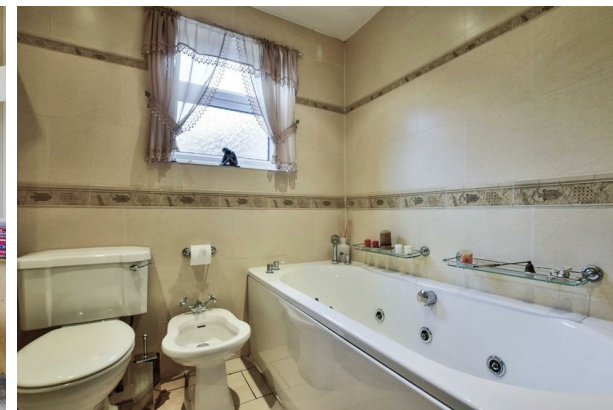
DESCRIPTION

- SEMI-DETACHED
- OFF ROAD PARKING FOR 2 CARS
- COUNCIL TAX BAND C
- EPC: D
- DOWNSTAIRS W/C
- UTILITY ROOM
- DESIGNER KITCHEN
- FREEHOLD
- LARGE 2 ROOMS CELLAR
- SITUATED ON A QUIET CUL-DE-SAC

OFF ROAD PARKING

Situated in a quiet cul-de-sac, three bedroom semi-detached available. The ground floor consists of a living room, spacious kitchen with dining area, second reception room, utility room and downstairs W/C. To the first floor there are three double bedrooms and a family bathroom. A spacious cellar. A lawn with paved rear garden and out houses to the rear and driveway with off road parking for multiple cars.

VIEWING HIGHLY RECOMMENDED NO CHAIN.



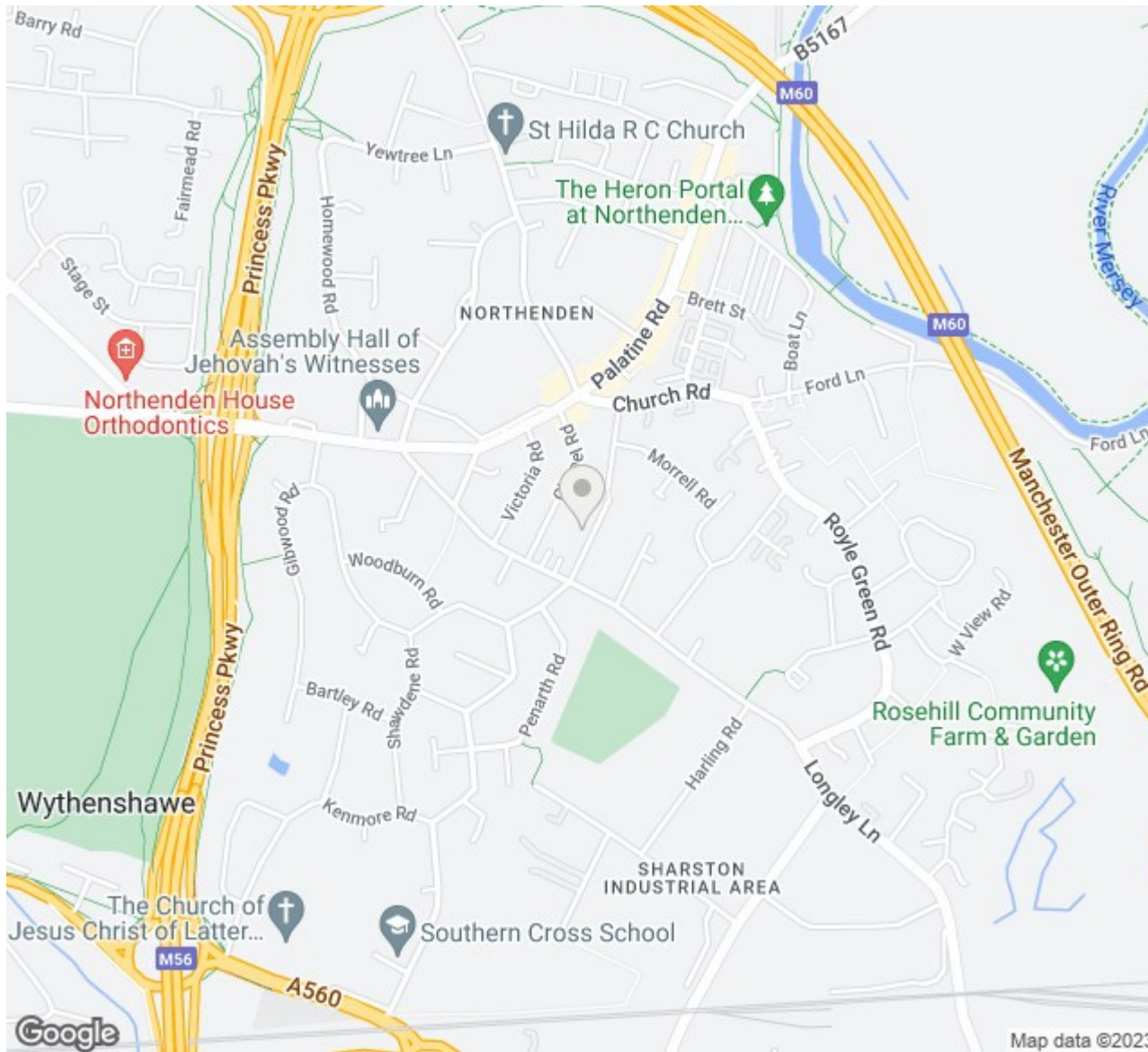




Total floor area 184.2 m² (1,983 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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