



Stanwick Avenue, Manchester M9

- IMMACULATELY PRESENTED THROUGHOUT
- RECENTLY RENOVATED TO A HIGH STANDARD
 - THREE GOOD SIZED BEDROOMS
 - DOWNSTAIRS WC
 - STUNNING BI-FOLDING DOORS
- BEAUTIFULLY PRESENTED REAR GARDEN
 - OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
 - OUTBUILDING/GARDEN ROOM
 - READY TO MOVE INTO

Asking Price £290,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are proud to present this beautifully renovated three bedroom semi detached family home, ideally situated on a quiet cul-de-sac along the highly sought after Stanwick Avenue in Higher Blackley, Manchester. Stylishly updated throughout and ready to move into, this immaculately presented property is perfect for first time buyers or growing families seeking space, comfort, and convenience in a well established residential area.

Planning permission has already been approved for a double extension, offering an exciting opportunity to further enhance the living space and add long term value.

Step inside to a welcoming entrance hall that leads into a spacious yet cosy lounge, complete with a charming bay window that fills the room with natural light. To the rear, the modern open plan kitchen and dining area is a standout feature, designed for both everyday family life and entertaining. It boasts sleek units and bi-folding doors that seamlessly open onto an expansive and beautifully landscaped rear garden, creating an effortless indoor/outdoor flow. A convenient downstairs WC completes the ground floor.

Upstairs, the home offers two generous double bedrooms and a third bedroom currently used as a walk in wardrobe/dressing room, which can easily be reverted to a bedroom. A contemporary family bathroom with shower over bath, WC and hand basin serves the first floor.

Externally, the property offers off road parking to the front for added convenience. To the rear, you'll find a beautifully landscaped garden that truly stands out, featuring a raised decked area directly accessible from the kitchen, a well maintained lawn, a paved patio ideal for outdoor dining, and a high quality outbuilding/garden room. Perfectly suited for use as a home office, gym, or additional storage space, the garden room also includes French doors that open onto the garden, enhancing the sense of indoor/outdoor living.

Located in the popular Higher Blackley area of north Manchester, Stanwick Avenue is within close proximity to a range of local amenities, supermarkets and schools. Well regarded primaries such as Crab Lane, Bowker Vale, and St Clare's RC are all within half a mile, with secondary options including Co-op Academy Manchester and Our Lady's RC High School also nearby. Excellent transport links are close at hand, with Metrolink stops at Bowker Vale and Crumpsall providing regular connections to Manchester city centre. North Manchester General Hospital and local health services are also easily accessible.

This is a home that truly must be viewed to be appreciated, early viewing is highly recommended.

Tenure: Leasehold
Ground Rent: TBC
EPC Rating: D
Council Tax Band: C






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.

Energy Efficiency Rating

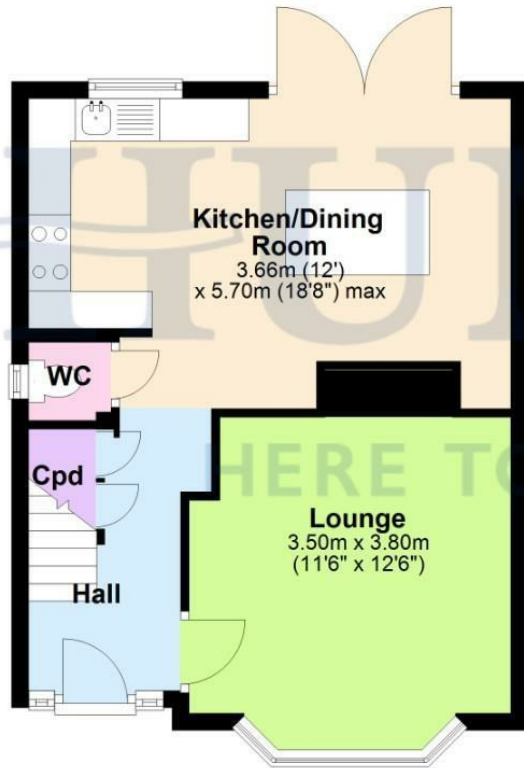
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

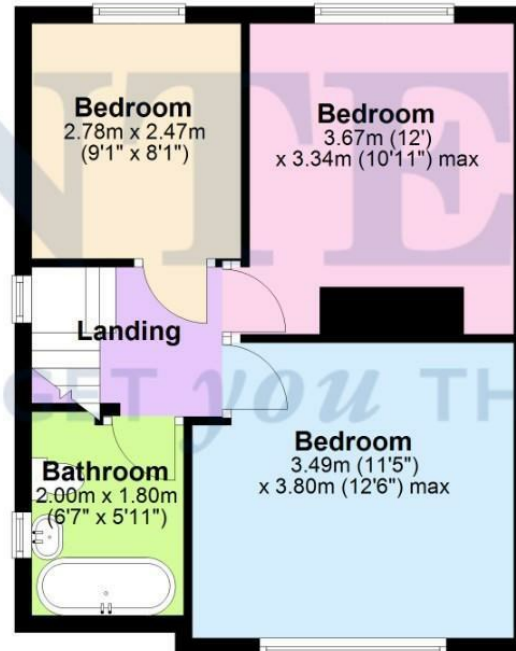
Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Outbuilding

Approx. 13.8 sq. metres (148.9 sq. feet)



Total area: approx. 95.9 sq. metres (1032.4 sq. feet)

Disclaimer - This floorplan 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.



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