



Dunster Avenue, Manchester M9

- FREEHOLD
- DOWNSTAIRS WC
- IDEAL FOR FIRST TIME BUYERS
- EPC RATING - C
- NEWLY FITTED SHOWER ROOM
- SITUATED ON A QUIET CUL DE SAC
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A

Offers In Excess Of £190,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present this spacious and well appointed three bedroom semi detached family home, tucked away in a quiet cul-de-sac on Dunster Avenue, Blackley, Manchester, an ideal opportunity for first-time buyers and growing families alike.

Step inside via the welcoming entrance hall and into a bright, airy lounge, beautifully enhanced by a bay window that fills the space with natural light.

From here, you're led into a generously sized kitchen, ideal for both everyday living and entertaining. A convenient downstairs WC adds to the home's practical appeal.

Upstairs, the property offers two large double bedrooms and a third versatile room, perfect as a nursery, guest room, or home office. The first floor is completed by a stylish and recently fitted family shower room.

Outside, the property continues to impress with a well-maintained front garden, on street parking, a spacious side garden, and a low-maintenance rear garden, providing plenty of outdoor space for relaxing or entertaining.

Ideally situated, the home offers excellent access to Manchester City Centre, local shops, and amenities. It is also within the catchment area of well-regarded schools, making it an excellent choice for families. The area is well-served by public transport and close to major motorway routes for added convenience.

Don't miss your chance to view this fantastic property — contact Hunters today to arrange your private viewing.

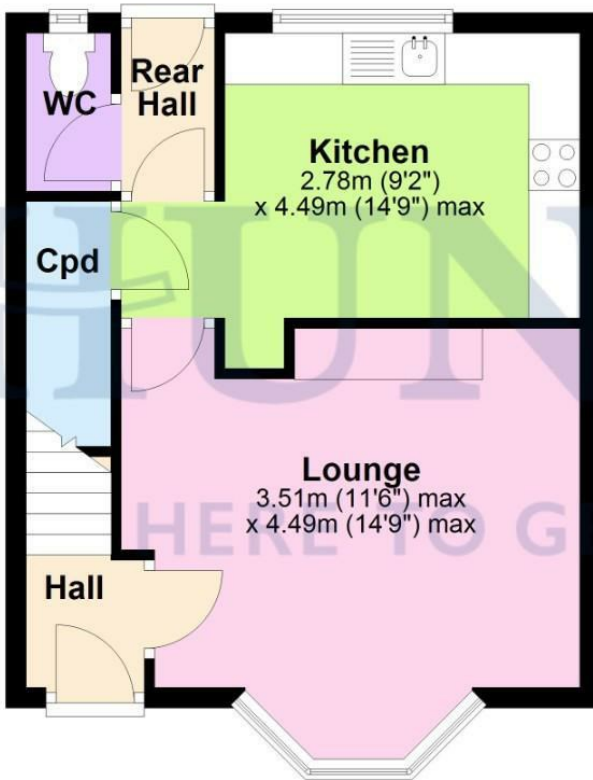
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





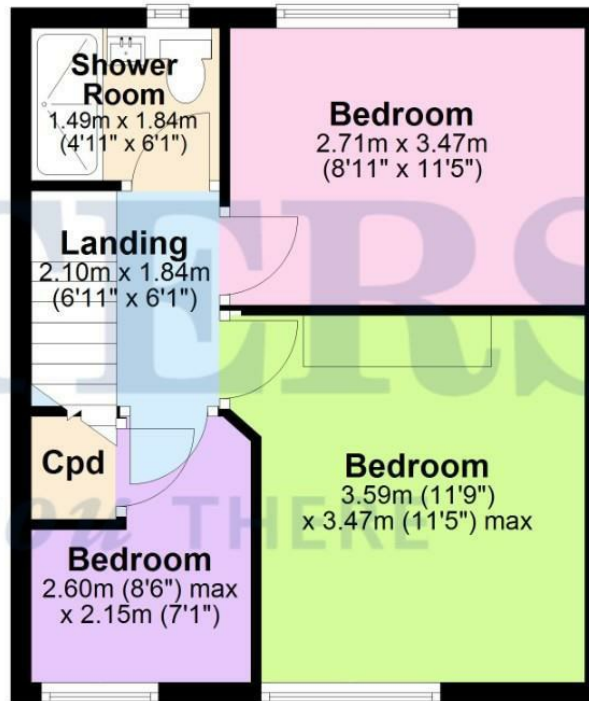
Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 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.



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		86
(81-91) B		
(69-80) C	72	
(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 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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