



Coldstream Avenue, Manchester M9

- FREEHOLD
- NO CHAIN
- TWO RECEPTION ROOMS
- READY TO MOVE INTO
- EPC RATED C
- LARGE SINGLE STOREY EXTENSION
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- OFF ROAD PARKING
- QUALITY CUSTOMED MADE FITTED WARDROBES
- POTENTIAL FOR LOFT CONVERSION

Asking Price £310,000

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HERE TO GET *you* THERE

Hunters are delighted to present this beautifully maintained and tastefully extended three bedroom semi detached home, located on the sought after Coldstream Avenue in Blackley, Manchester. Offered as freehold and with no onward chain, this impressive property is perfectly suited to first time buyers and growing families alike.

Step inside and you're welcomed by a bright and airy entrance hallway, leading into a generously sized front dining room complete with a charming bay window that floods the space with natural light. Adjacent to this is a spacious extended lounge / dining room, featuring French doors that open out to the rear garden, ideal for entertaining or relaxing with family.

To the rear of the home, you'll find a newly fitted and extended kitchen, complete with modern appliances such as a neff double oven and extraction fan. The electric hob also has a gas point if required.

Upstairs, the first floor comprises two generously proportioned double bedrooms, both benefitting from high quality customised fitted wardrobes for ample storage. The third bedroom offers versatility as a single room, nursery, or home office. A well appointed family bathroom completes this level, featuring a bath with overhead shower, WC, and hand wash basin. There is also potential for a loft conversion, with the loft currently fully boarded with electrics serving as valuable storage space.

Externally, the property offers a driveway with space for multiple vehicles. To the rear, a beautifully landscaped and private garden provides an ideal setting for outdoor enjoyment and family gatherings.

Conveniently located just under 5 miles from Manchester City Centre, the property benefits from excellent transport links, nearby amenities, close to North Manchester Hospital and a selection of reputable schools and colleges, making it an attractive option for families.

Early viewing is highly recommended to fully appreciate the quality, space, and value this wonderful home has to offer.

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





ENERGY PERFORMANCE CERTIFICATE

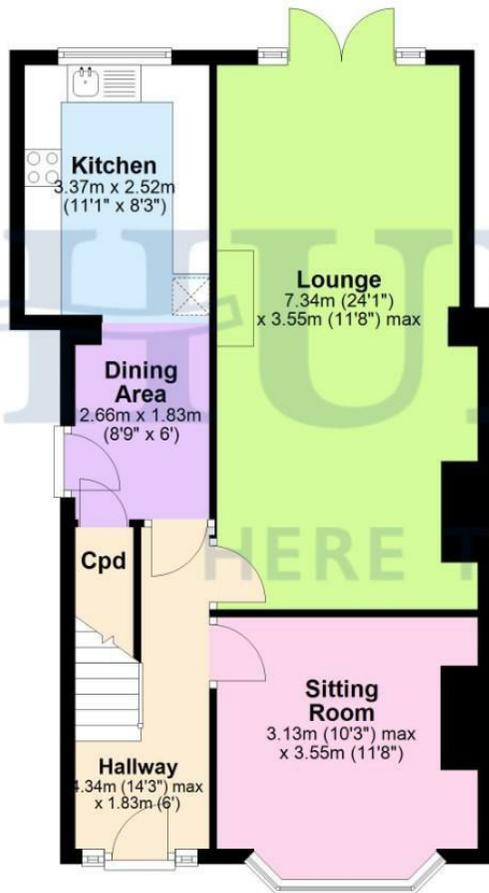
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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	

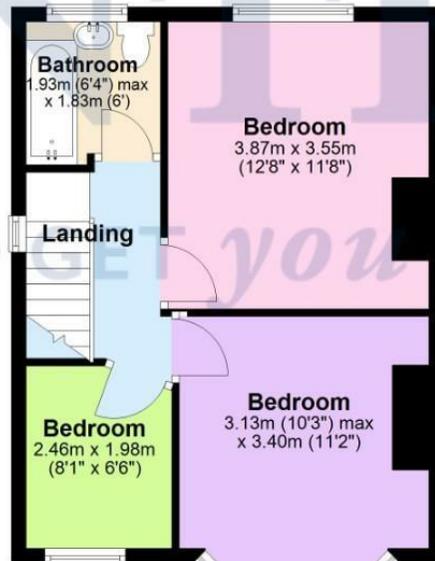
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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

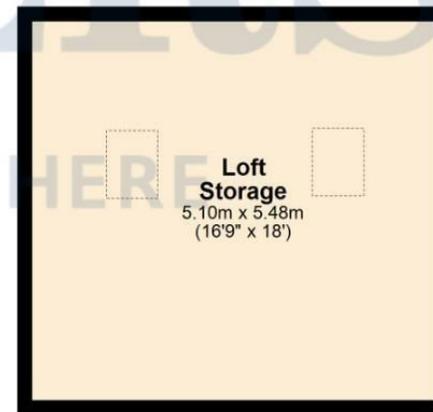
Ground Floor
Approx. 59.7 sq. metres (642.7 sq. feet)



First Floor
Approx. 39.2 sq. metres (422.4 sq. feet)



Attic
Approx. 28.0 sq. metres (301.0 sq. feet)



Total area: approx. 126.9 sq. metres (1366.0 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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