

HUNTERS®

HERE TO GET *you* THERE



Ruth Avenue

New Moston, Manchester, M40 3GN

Offers Over £270,000



- SPACIOUS END TOWN HOUSE
- 3 BEDROOMS
- GAS CENTRAL HEATING
- LANDSCAPED SIDE AND REAR GARDEN
- EPC RATING C

- 2 STOREY SIDE EXTENSION
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- GATED DRIVEWAY

Tel: 0161 669 4833

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Tucked away in a quiet cul-de-sac, this spacious end town house has been thoughtfully extended to the side over two storeys, creating an ideal family home. The extension provides an additional reception room on the ground floor and an extra bedroom upstairs, offering flexible living space to suit a range of needs.

The property benefits from gas central heating and UPVC double glazing throughout. Externally, there's a gated driveway to the front, while the side and rear gardens have been attractively landscaped to include a patio area and lawns – perfect for entertaining or family time.

A real bonus is the converted garage located in the rear garden, fully equipped with power and lighting, making it an ideal space for a home office, gym, or hobby room.

Ideally located for access to local amenities, this home also offers excellent connectivity to Manchester city centre, the tram network, and the motorway network – making it a convenient choice for commuters.

Entrance Hall

Upvc entrance door, radiator, stairs leading to first floor landing.

Lounge

15'1" x 11'1" (4.6m x 3.4m)

Inset log burner, radiator, Upvc double glazed window.

Dining Room

15'5" x 10'2" (4.7m x 3.1m)

Dual aspect with Upvc double glazed windows to front and French doors to the rear, radiator.

Kitchen

14'5" x 6'10" (4.4m x 2.1m)

Fitted wall and base units with work surfaces and splashback. Electric oven, gas hob and extractor hood. Understairs storage cupboard, Upvc double glazed window, radiator. Upvc door to rear.

Bedroom 1

15'5" x 10'2" (4.7m x 3.1m)

Dual aspect with Upvc double glazed windows to both the front and rear, 2x radiator.

Bedroom 2

14'5" x 8'6" (4.4m x 2.6m)

2 x Upvc double glazed window, radiator.

Bedroom 3

8'6" x 8'6" (2.6m x 2.6m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window.

Externally

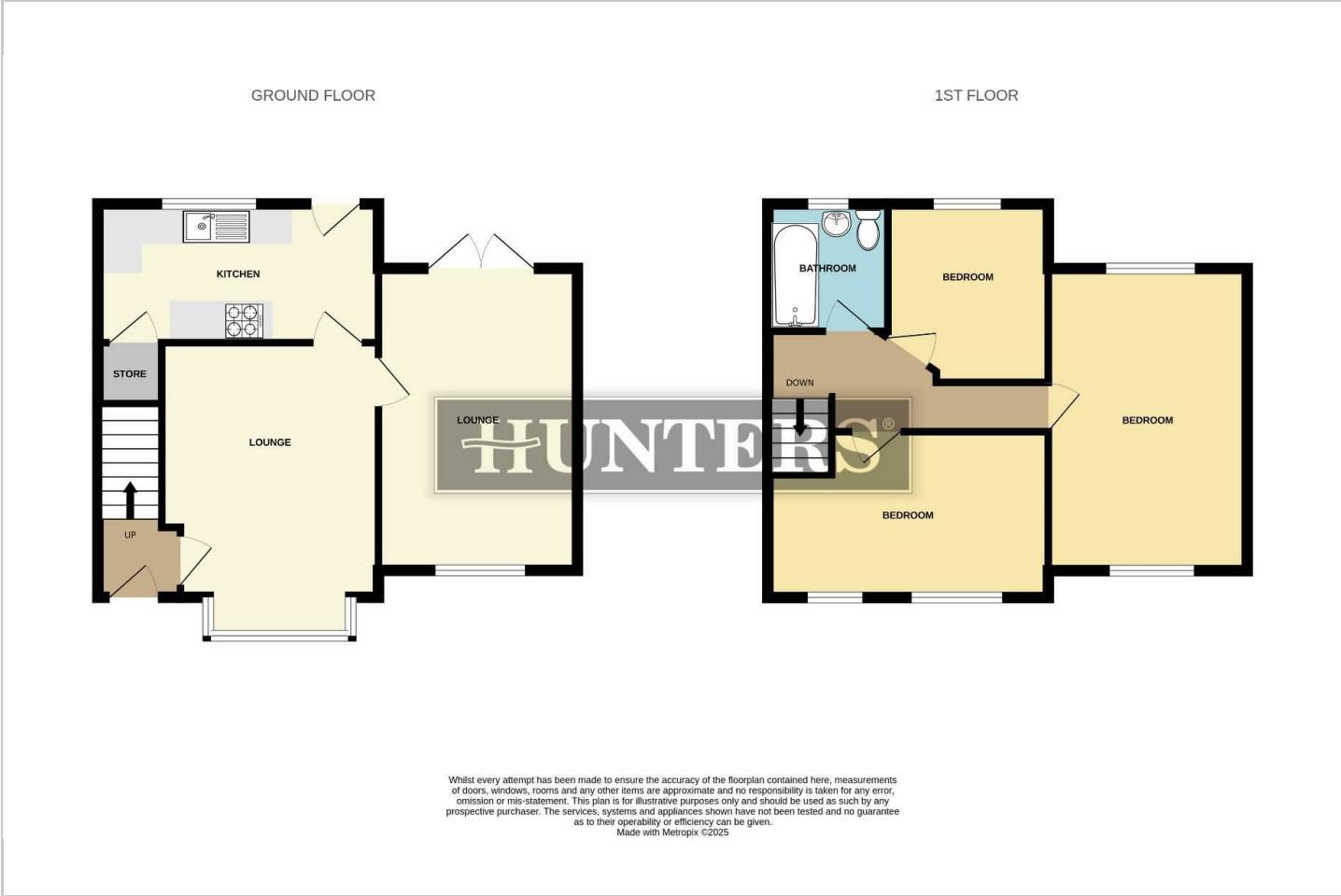
Gated driveway to the front, large landscaped garden to the side and rear with stone patio area and lawns. Converted garage with Upvc entrance door, power and lighting which would be suitable for many uses including home office or gym.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A

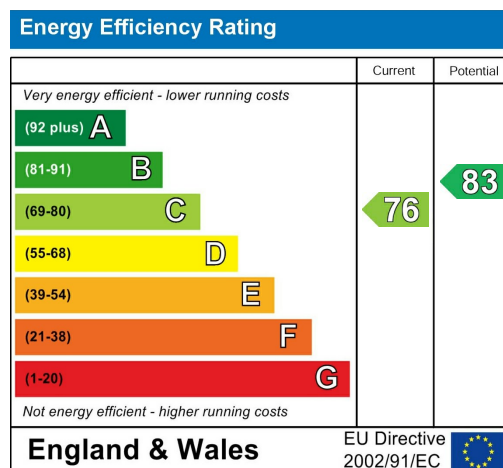
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
<https://www.hunters.com>

