



14 Dunbar Avenue
Newall Green M23 2XR
£279,750

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14 Dunbar Avenue Newall Green M23 2XR

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A beautifully refurbished end-terrace home presented in turn-key condition, complete with driveway and attractive gardens.

Offered for sale with no onward chain, this property enjoys a highly convenient location with excellent access to local amenities, transport links, Manchester Airport and Wythenshawe Hospital.

The accommodation comprises an entrance porch leading into a welcoming hallway. The stylish living room flows seamlessly into an open-plan kitchen diner, fitted with an inset sink, induction hob, integrated electric oven and extractor fan. A door from the kitchen provides access to a side porch offering additional storage, leading to a useful utility room.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. Further storage is available in the large loft space which is split into two sections, with roof windows.

The property is set back behind a driveway providing off-road parking, with a lawn alongside. To the rear is a private garden.

An attractive and well-presented home that must be viewed. These homes appeal to both owner-occupiers and investors alike

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Potential to Extend
- Modern Fitted Dining Kitchen
- Utility Room/Store
- Modern Bathroom
- Driveway
- Gardens
- No Onward Chain

Porch
6'3 x 2'9

Entrance Hall
7'3 x 6'5

Living Room
15'3 x 10'2
Opening to:

Kitchen/Dining Room
18'02 x 8'2
Countertop, sink unit Electric hob, oven with extractor fan, Sliding door to rear

Rear Porch
3'6 x 2'4
understairs cupboard

Utility Room
5'6 x 4'5
Plumbing for washing machine, wall mounted combi boiler

First Floor Landing
12'9 x 2'3
Loft Access

Bedroom One
13'4 (max) x 9'3
Fitted wardrobes

Bedroom Two
13'1 x 9'8

Bedroom Three
10'2 x 5'8 (inc to 9'3)

Bathroom
9'0 x 4'7
Bath with shower over, WC, wash basin, heated towel rail

Loft Room (1)
12'2" x 9'3
Loft Rooms (Storage Space)

Loft Room (2)
9'1" x 9'6"

Externally
Off road parking space and garden to the front.
Garden to the rear with raised beds, lawn and patio.

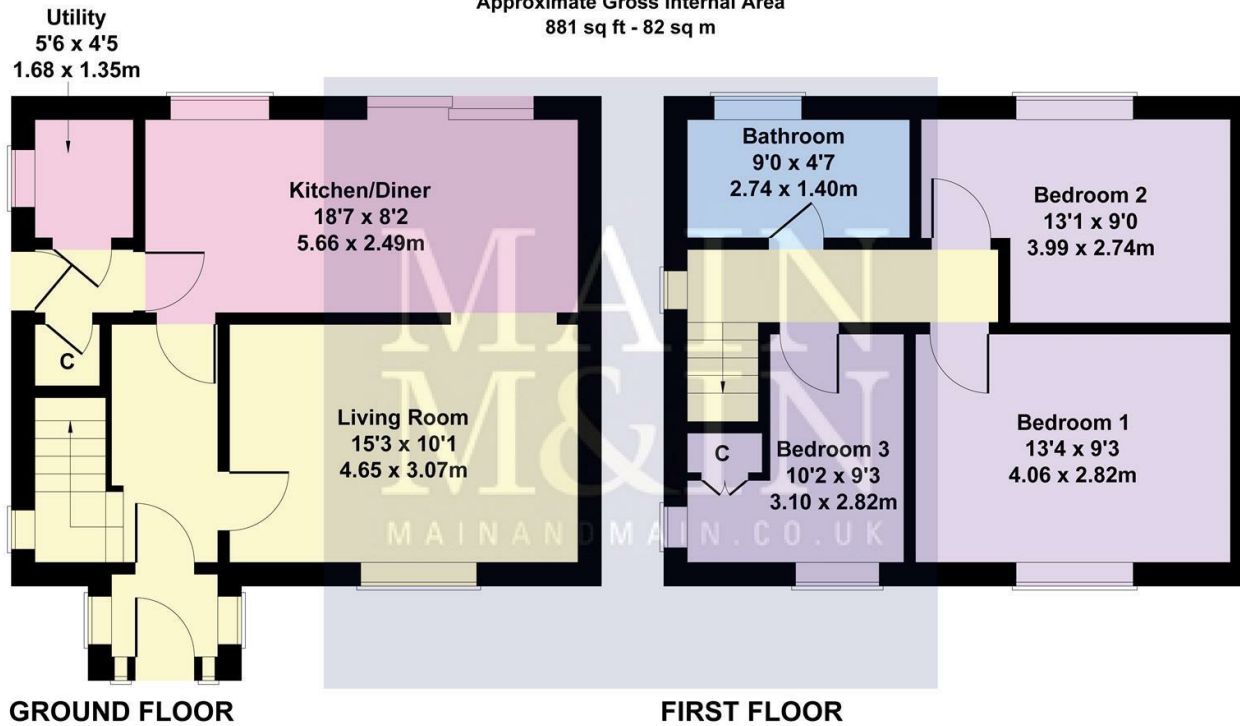


Tenure: Freehold
Council Tax: Manchester A



Dunbar Avenue

Approximate Gross Internal Area
881 sq ft - 82 sq m



To view this property call Main & Main on 0161 437 1338



Company Registration No. 5615498

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