



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

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# 14 Dunbar Avenue

## Newall Green M23 2XR

£279,750

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



Tenure: Freehold  
Council Tax: Manchester A

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)

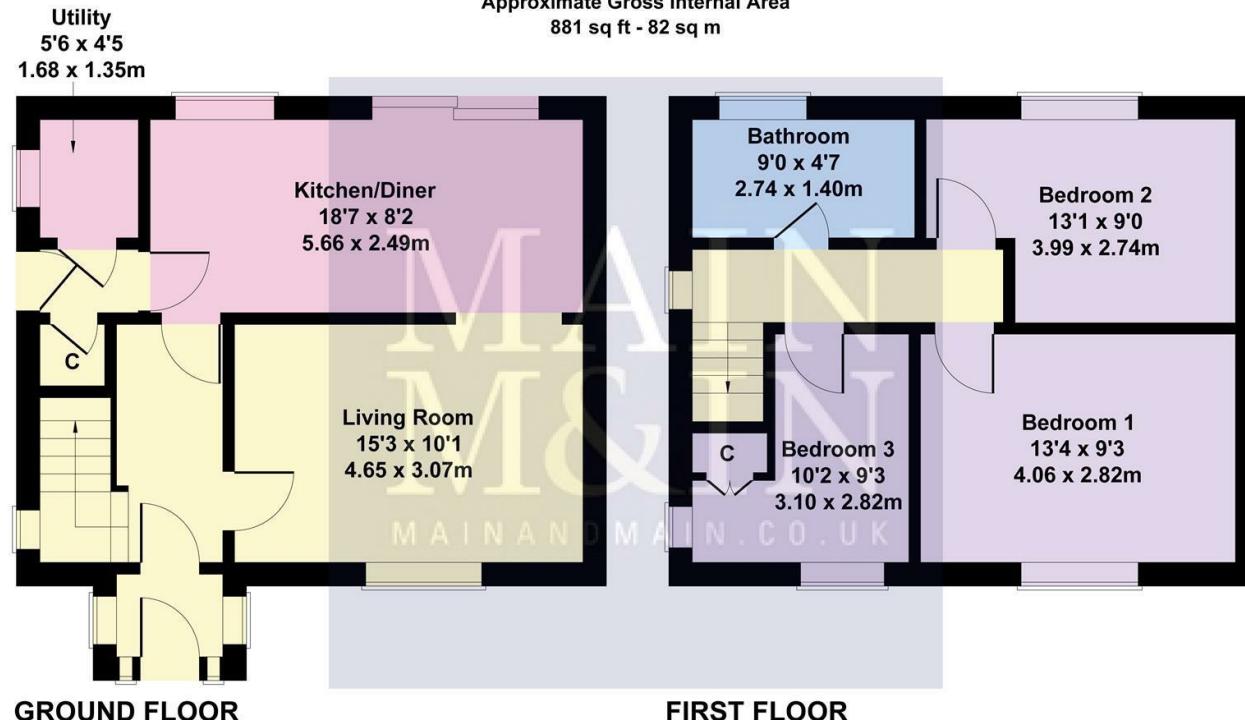
Loft Room (2)  
9'1" x 9'6"

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



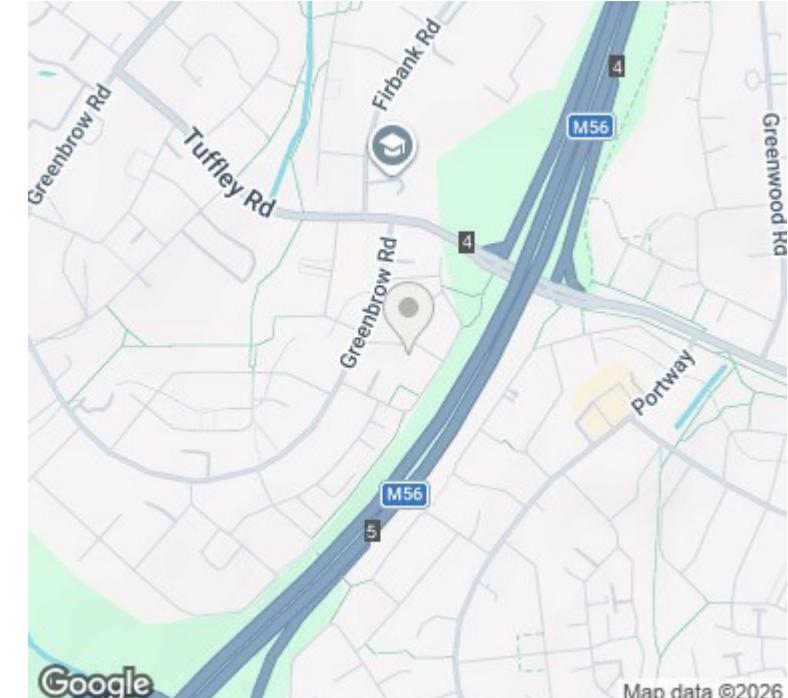
## Dunbar Avenue

Approximate Gross Internal Area  
881 sq ft - 82 sq m



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





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

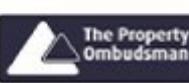
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		64	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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