# 5 Redclyffe Avenue, Victoria Park, Manchester, M14 5RG

# Offers In The Region Of £375,000

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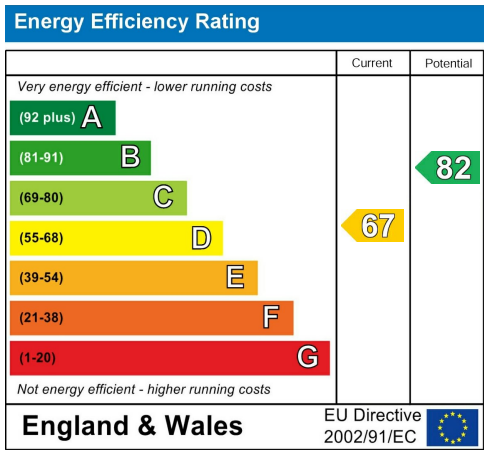
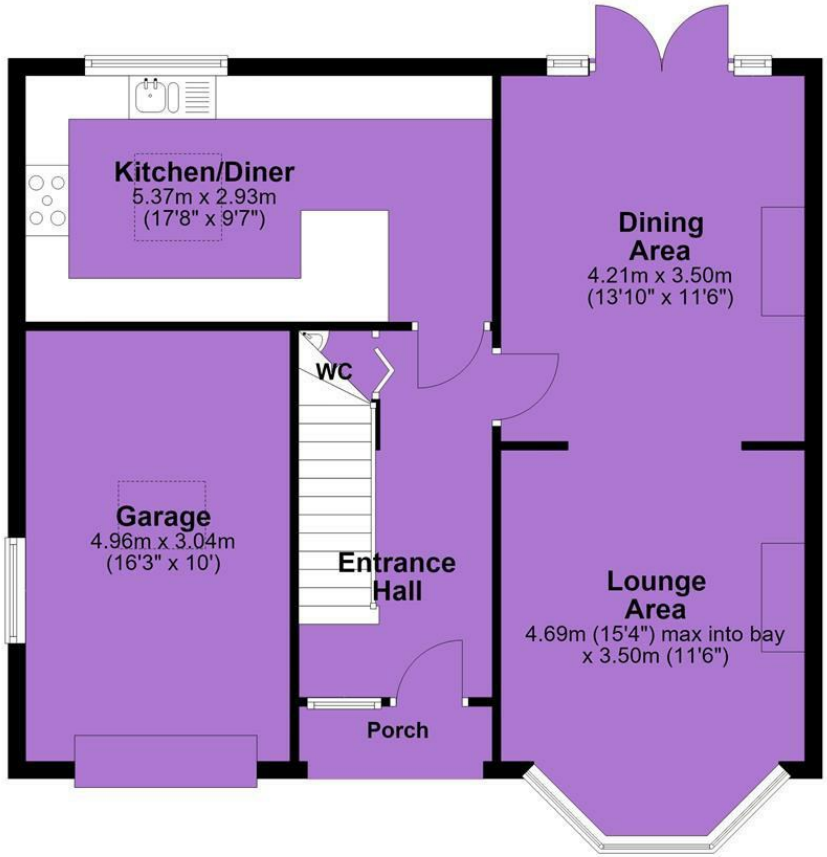
***VIDEO TOUR AVAILABLE*** An attractive and thoughtfully extended three-bedroom semi-detached property, ideally positioned within a quiet cul-de-sac just off Lower Park Road in the popular Victoria Park area. This delightful home is perfectly placed for the excellent range of amenities available along Wilmslow Road, while superb transport links are also close by, providing convenient access into Manchester City Centre and beyond. The property is also ideally situated for Whitworth Park, Manchester Royal Infirmary and Xaverian College, all of which are within easy reach. The well-presented accommodation briefly comprises: an entrance porch leading into a welcoming hallway, a convenient downstairs W.C., and a generously proportioned lounge to the front featuring an attractive bay window. To the rear is a spacious dining room, enjoying pleasant views and direct access into the rear garden, along with a fully fitted kitchen. To the first floor, the landing provides access to two well-proportioned double bedrooms, a further bedroom, and a modern four-piece family bathroom suite. The property also benefits from gas fired central heating, high ceilings, a driveway providing off road parking, and a rear enclosed garden.

## EPC Chart

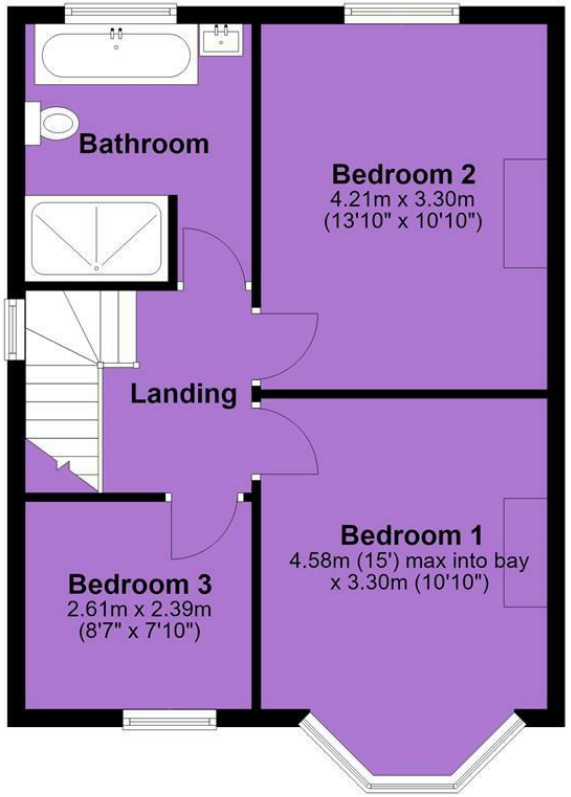


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor




## First Floor

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