



## **Eldroth Avenue, Manchester, M22**

**Asking Price**

**£259,995**

Modern & Spacious Three Bedroom Mid Terraced House

Well Presented Fitted Kitchen/Dining Room with Integrated Appliances

Spacious Living Room with Feature Fireplace

Conservatory

Downstairs WC & Family Bathroom

Secure & Gated Residents Parking to the Rear

Situated within Walking Distance of The Metrolink

Rear Garden with Lawn Area, Decked Patio and Paved Patio Areas

EPC Rating C

Early Viewing is Advised

Offered for sale at an asking price of £259,995, this modern and spacious three-bedroom mid-terraced house is ideally situated on the popular Eldroth Avenue in Wythenshawe, Manchester. This well-presented family home offers an excellent blend of comfort and practicality, making it an ideal purchase for first-time buyers, growing families, or those looking to upsize to a more generously proportioned property.



The ground floor features a welcoming and spacious living room adorned with a charming feature fireplace, providing a cosy yet stylish space for day-to-day living. The heart of the home lies in the contemporary fitted kitchen and dining room, complete with integrated appliances and ample workspace – perfect for both relaxed family meals and entertaining guests. A bright conservatory to the rear of the property offers additional living space, ideal for a home office or informal seating area, while a convenient downstairs WC completes the ground floor accommodation.



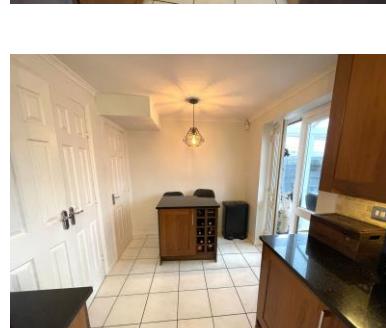
Upstairs, you will find three well-proportioned bedrooms, while the family bathroom is tastefully fitted, offering both functionality and style. All rooms are easily accessible, offering a user-friendly layout.



Externally, the rear garden is a true highlight. Perfect for alfresco dining and summer gatherings, it features a combination of lawn, paved patio, and decked areas to suit a variety of outdoor needs. The property also benefits from secure and gated residents' parking to the rear, delivering peace of mind and added convenience.



Situated in a sought-after location, this home is within walking distance of The Metrolink, offering easy access to Manchester city centre and surrounding areas. Local amenities are abundant, with multiple supermarkets including Tesco, Aldi, and Asda all within approximately a 5 to 10-minute drive. Families will appreciate being close to a selection of reputable primary and secondary schools.



Leisure facilities in the area include the Wythenshawe Forum which hosts a leisure centre, swimming pool and library. For those who travel frequently or require access to major transport links, Manchester Airport is just a 10-minute drive away, while the nearby train stations at Manchester Airport and Heald Green provide nationwide connections.

With an EPC rating of C and offered in excellent condition throughout, early viewing is strongly advised to appreciate the space, location, and quality of this desirable home. This is a rare opportunity to secure a beautifully presented property in a popular and well-connected neighbourhood.



## GROUND FLOOR

### ENTRANCE HALL

With carpet to floor, radiator, alarm panel, leading to all ground floor rooms.

### LIVING ROOM

13' (3m 96cm) 6" X 12' (3m 65cm) 1"

Sumptuous living room with carpet to floor, feature coal effect gas fire with modern surround, double radiator, UPVC double glazed window to the front aspect, double wooden doors leading to :-

## DINING KITCHEN

15' (4m 57cm) 2" X 7' (2m 13cm) 6"

A range of wall & base units with contrasting granite worktops, tiled splash back, one & a half bowl sink with drainer, integrated oven, four ring gas hob with extractor hood above, integrated dishwasher, integrated fridge, integrated freezer, mobile kitchen island with breakfast bar, a double radiator, under stairs storage, UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading to:-



## CONSERVATORY

10' (3m 4cm) 3" X 7' (2m 13cm) 5"

Large Conservatory with wood effect tiled flooring, UPVC double glazed windows and UPVC double glazed French doors to the rear garden.

## DOWNSTAIRS WC

Low level WC, wash hand basin, tiled flooring, double radiator and an obscured glass UPVC double glazed window to the front aspect.



## FIRST FLOOR

Landing - A double radiator, loft access and an airing cupboard.

## BEDROOM ONE

11' (3m 35cm) 6" X 7' (2m 13cm) 10"

First double bedroom with carpet to floor, UPVC double glazed window to the rear aspect, television point and a double radiator.



## BEDROOM TWO

9' 6" X 8' 7"

Second double bedroom with carpet to floor, UPVC double glazed window to the front aspect and a double radiator.



## BEDROOM THREE

7' (2m 13cm) 6" X 6' (1m 82cm) 3"

UPVC double glazed window to the front aspect, a double radiator and storage cupboard.

## FAMILY BATHROOM

6' (1m 82cm) 10" X 5' (1m 52cm) 5"

Bespoke bathroom suite with tiled flooring and ceiling spotlights, panel bath with shower over and glass shower screen, modern hand wash basin with vanity cupboard, low level WC, UPVC obscure double glazed window.



## OUTSIDE

The front has a paved pathway and a range of shrubs & bushes with parking to the front. The rear garden has a lawn area, stoned patio, large raised decked patio area, enclosed by wooden fences and access to the secure residents parking via a wooden gate.

## DISCLAIMER

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in

fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves

