

Alexandra Avenue, Manchester, Greater Manchester

Guide Price: £230,000

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Situated on the attractive, tree-lined cul-de-sac of Alexandra Avenue, this charming bay-fronted end terrace offers a wonderful opportunity for first-time buyers seeking a home that combines character, comfort and everyday convenience. Well-presented throughout, the property enjoys a welcoming feel from the moment you step inside.

The accommodation begins with the entrance hall leading to a cosy separate lounge, perfect for relaxing evenings. To the rear, a light and airy dining room provides an excellent space for entertaining and family meals, flowing seamlessly into the modern fitted kitchen. Adjacent to the kitchen is a practical pantry and utility room, offering valuable additional storage and workspace, with access to the enclosed gravelled rear yard.

Upstairs, the property continues to impress with two double bedrooms and a stylish, handsomely tiled family bathroom complete with a shower over the bath. A versatile third room on the first floor provides the perfect space for a home office, study, hobby room or useful storage area, catering to a variety of lifestyle needs.

Further benefits include gas central heating and double glazing, ensuring comfort and efficiency all year round. The property is Council Tax Band A and has an EPC Rating of D.

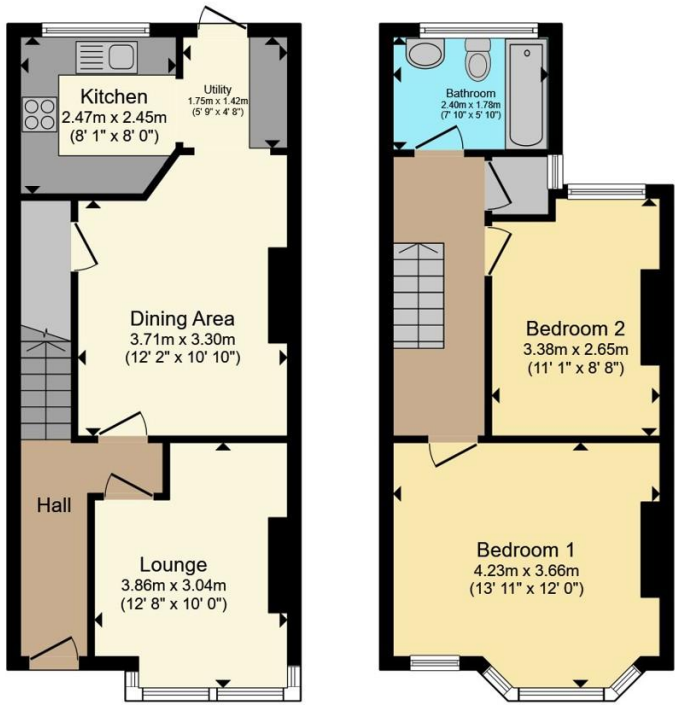
Alexandra Avenue enjoys a fantastic location within easy reach of a wide range of local shops, cafés and restaurants. Excellent transport links provide convenient access into Manchester City Centre, making it an ideal choice for commuters. The area is also well served by highly regarded schools, local hospitals and nearby universities, adding to its broad appeal.

Offering a superb blend of charm, practicality and location, this delightful home is ready for its next owner to move straight in and enjoy.

Early viewing is highly recommended.







Ground Floor **First Floor**

Total floor area 79.6 m² (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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