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78a Kings Road, Manchester M25 0FY
www.sands-group.co.uk

12 GWENDOR AVENUE, MANCHESTER, LANCASHIRE M8 4LE

£265,000



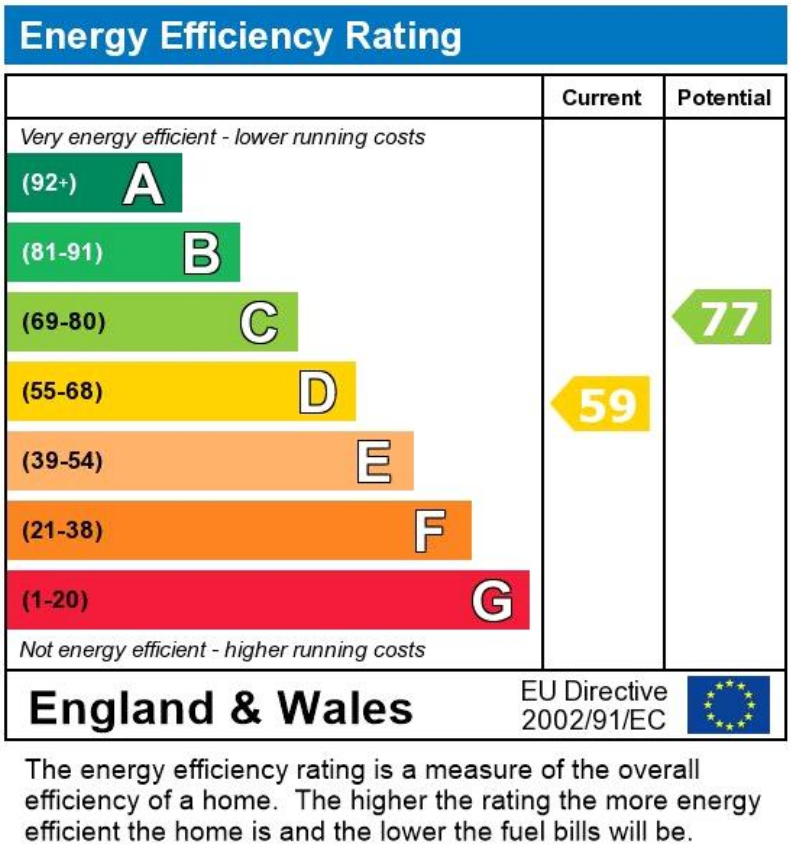
SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME WITH EXCELLENT POTENTIAL – NO ONWARD CHAIN

PROPERTY REFERENCE CODE: RS0517

12 GWENDOR AVENUE, MANCHESTER, LANCASHIRE M8 4LE

Key Features

-Three-bedroom semi-detached property
-Two spacious reception rooms
-Additional conservatory
-Fitted kitchen
-Family bathroom
-Approximately 101 sq m
-Rear garden
-Driveway providing off-road parking
-Excellent potential for modernisation
-Freehold
-No onward chain



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

S&S Property Group are pleased to present this spacious three-bedroom semi-detached property, ideally situated on Gwendor Avenue, M8. Offering approximately 101 sq m of accommodation, the property presents an excellent opportunity for buyers looking to modernise and create a home to their own taste.

The ground floor comprises a generously sized lounge and separate dining room, providing versatile spaces for both everyday living and entertaining. The property also benefits from a fitted kitchen and a conservatory, offering additional living space with views over the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom, providing practical accommodation for a growing family.

Whilst the property would benefit from modernisation throughout, it offers fantastic potential for buyers looking to put their own stamp on a home, whether as a family residence or investment opportunity.

Externally, the property benefits from a rear garden, offering outdoor space for relaxation and entertaining, along with a driveway providing convenient off-road parking.

Gwendor Avenue is conveniently positioned for a variety of local amenities, including schools, shops,

restaurants, parks and places of worship. The property also benefits from access to public transport links and the motorway network, making it well placed for commuting into Manchester and the surrounding areas.

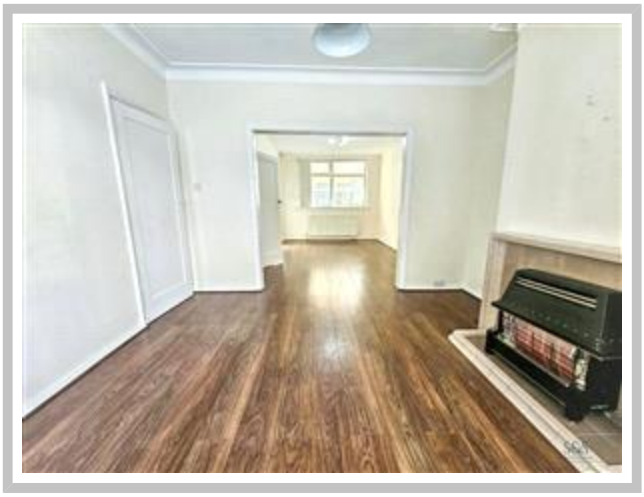
Offered with no onward chain and freehold tenure, this property represents an exciting opportunity for families, first-time buyers and investors seeking a spacious home with excellent potential.

Early viewing is highly recommended to appreciate the space and possibilities this property has to offer.

Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains






































TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.