



3 bed semi-detached house to buy in M45

Woodhall Avenue, Whitefield, Manchester, Greater Manchester, M45 7QF

£200,000 Starting Bid

🏠 x3 🚗 x1 🚗 x1

Tenure

Leasehold

Driveway & Garage parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Limited Lending Pool
- ✓ Semi Detached Home - Popular Location
- ✓ Entrance Porch And Hallway
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Welcome to this charming semi-detached home situated in a highly sought-after location. As you enter the property, you are greeted by a welcoming entrance porch that leads you into a spacious hallway setting the tone for the rest of this delightful residence, along with a ground floor WC.

The property boasts a generously-sized lounge that seamlessly flows into a dining room, creating an ideal space for relaxation and entertaining. The fitted kitchen is well-equipped, offering convenience and functionality, while a sunroom provides a serene spot to enjoy the natural light and views of the surrounding area.

Ascending the staircase, you will find three double bedrooms, each offering comfort and ample space. A modern shower room/WC completes the upper level, adding a touch of luxury to the home.

Outside, the property features attractive gardens, a garage, and a driveway, providing ample space for outdoor activities and off-road parking. The absence of an onward chain further enhances the appeal of this property, streamlining the buying process for prospective homeowners.

Conveniently located close to local shops, schools, and transport links, this home offers easy access to every-day amenities, making it a practical choice for families and individuals alike. Whether you are commuting to work, running errands, or simply exploring the area, this property's proximity to essential services ensures a stress-free lifestyle for its residents.

In summary, this semi-detached home exudes a blend of comfort, convenience, and style, making it a desirable choice for those seeking a well-appointed residence in a popular neighbourhood. With its spacious living areas, modern amenities, and attractive outdoor spaces, this property is sure to capture the hearts of discerning buyers looking to create lasting memories in a place they can truly call their own.

Don't miss out on the opportunity to make this property your new home. To schedule a viewing and experience the charm and convenience that this residence has to offer.

A survey has previously been carried out and some areas have been flagged as attention needed. Please make your own enquiries if you are seeking to get a mortgage on the property.

Council Tax Band: C

Tenure: Leasehold

Annual Ground Rent Amount: £10.00

Price: Starting Bid £200,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1960

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

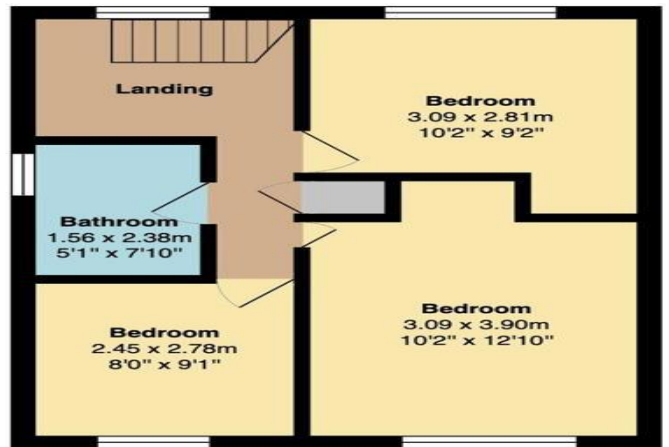
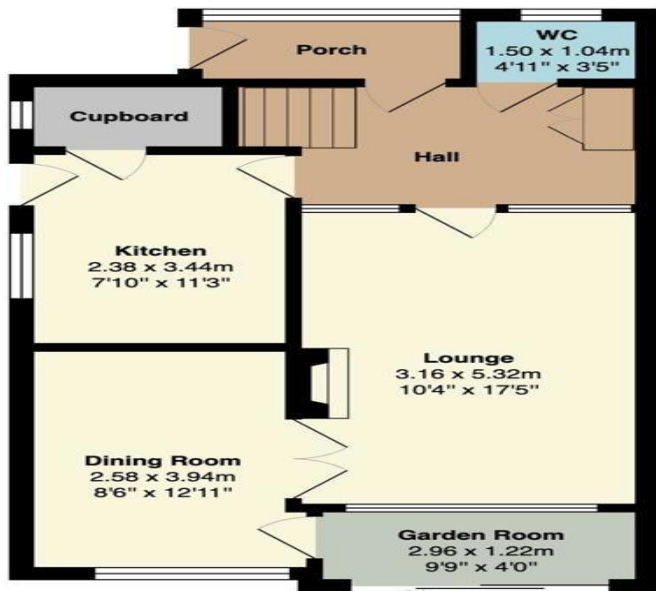
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable



Total Area: 99.1 m² ... 1066 ft²



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Woodhall Avenue, Whitefield, Manchester, Greater Manchester, M45 7QF

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

