



*Jordan fishwick*

11 Holden Avenue, M16 8TA  
Guide Price £350,000





## The Property

Pleased to bring to the market this well-appointed town house offering generous accommodation spread over three floors. The property offers generous accommodation including: covered porch, entrance hall, ground floor cloakroom/WC, study, utility room and the garage has been partitioned to create an internal store room into a substantial walk-in storage cupboard. To the first floor there is a good-sized lounge/dining room, modern fitted dining kitchen with integrated appliances with access to balcony. To the second floor there is the main bedroom with an en suite fully tiled shower room, two additional bedrooms and a family bathroom, the property has gas central heating and is double glazed throughout. There is a driveway providing off-road car parking to the front of the property and an attractive landscaped rear garden. Viewing is highly recommended.

## Holden Avenue Whalley Range M16 8TA


Offers Over £350,000



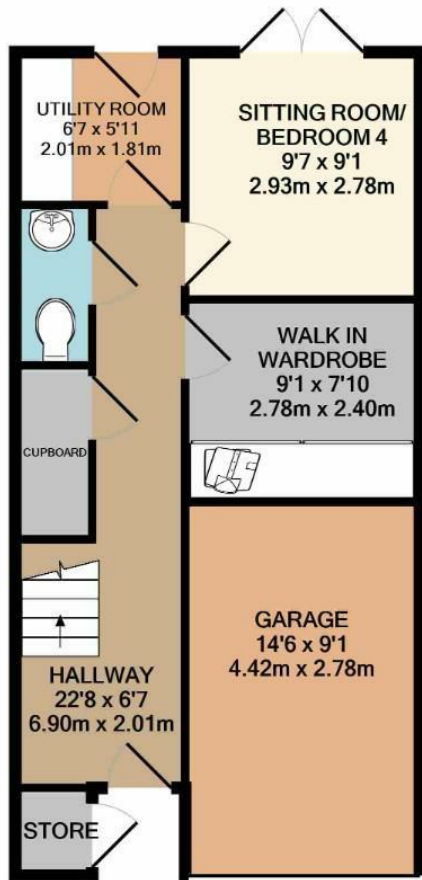


- Three Bedroom Town House
- Modern Fitted Kitchen Dinner
- Master Bedroom with Fully Tiled En-Suite
- Spacious Lounge Dining Room
- Study
- Store Room
- Utility Room
- Family Bathroom
- Ground Floor W.C
- Off Road Parking

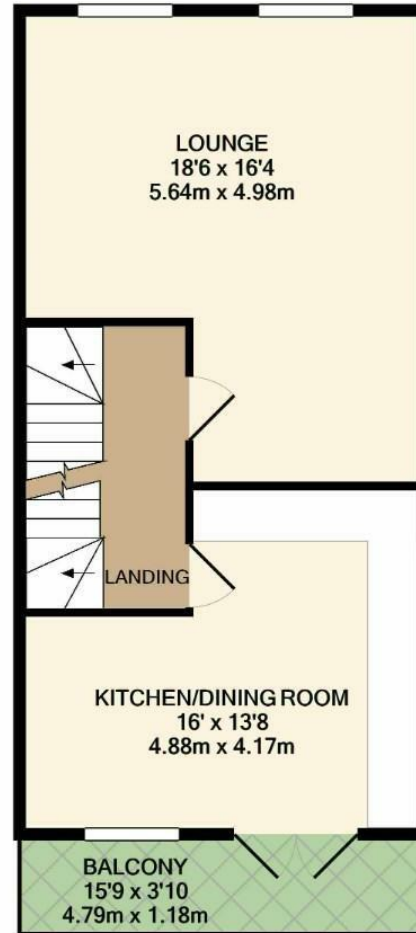


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

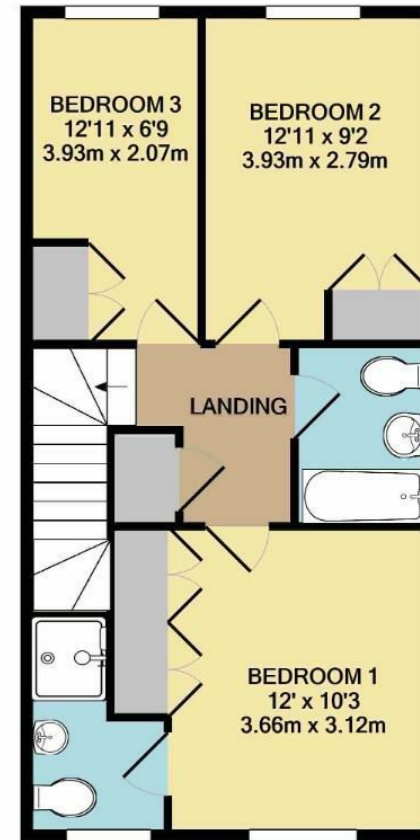




GROUND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1494 SQ.FT. (138.8 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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