



GARFORTH AVENUE

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22 Garforth Avenue, Manchester, M4 6JS

Welcome to Garforth Avenue, a stunning property located on the cusp of the vibrant city of Manchester. This modern semi-detached house boasts four spacious bedrooms, perfect for a growing family or those in need of extra space. With two bathrooms, plus downstairs W/C, morning rush hours will be a breeze for everyone.

As you step inside, you'll be greeted by a stylish reception room, ideal for entertaining guests or simply relaxing after a long day. The property's modern build ensures a contemporary feel throughout, making it a truly inviting space to call home.

Conveniently located near Ancoats and Central Manchester, you'll have easy access to all the amenities and attractions these bustling areas have to offer. Plus, with driveway available for one vehicle, you'll never have to worry about finding a spot after a long day at work.

Don't miss out on the opportunity to make this beautiful property your own. Contact us today to arrange a viewing and take the first step towards your new dream home on Garforth Avenue.

Offers Over £500,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Laminate flooring. Ceiling light. Radiator. Storage cupboard.

Kitchen Diner

15'4" x 9'8"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Hob with extractor over. Fitted over with grill above. Spotlights. Radiator.

Living Room

15'4" x 11'4"

Laminate flooring. Ceiling light. Radiator. TV and telephone point. French doors to rear garden.

FIRST FLOOR

Bedroom Two

15'4" x 9'10"

Laminate flooring. Ceiling light. Radiator

Bedroom Four

8'2" x 8'6"

Laminate flooring. Ceiling light. Radiator

Bathroom

Partially tiled suite. Sink with mixer tap. Low level W/C. Bath with mixer shower over. Window. Storage cupboard. Heated towel rail.

SECOND FLOOR

Bedroom One

15'4" x 9'10"

Laminate flooring. Ceiling light. Radiator.

En-suite

Partially tiled en-suite. Shower cubical with mixer shower. Sink with mixer tap. Low level W/C. Radiator.

Bedroom Three

15'5" x 8'6"

Laminate flooring. Ceiling light. Radiator.

Externally

Front and rear gardens. Gated driveway to rear.

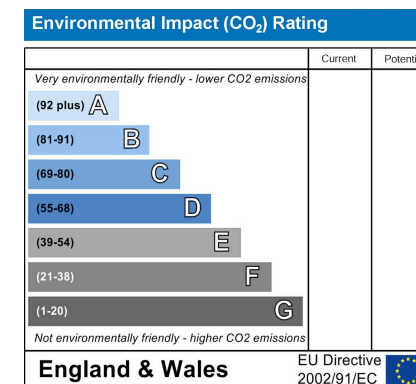
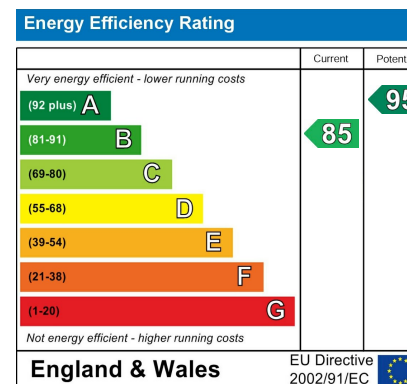
Additional Information

Council Tax – Manchester City Council - C

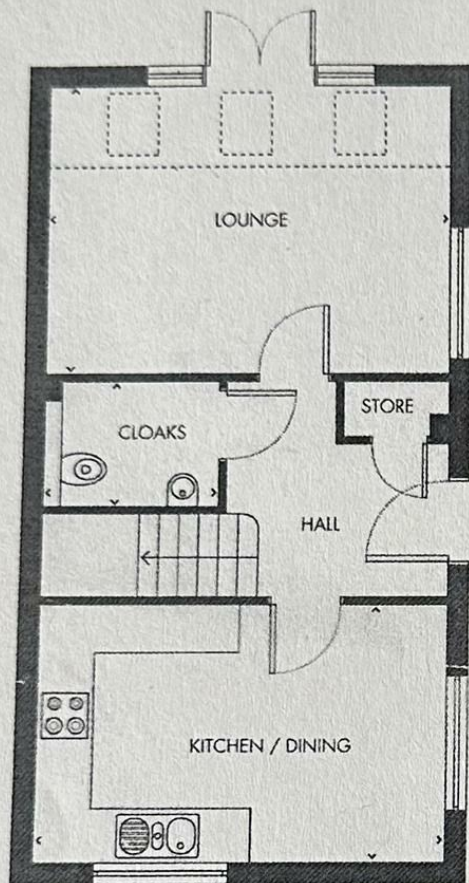
Lease - Leasehold - 250 years from 1 January 2015

Ground Rent - £200 reviewed every 10 years with next due

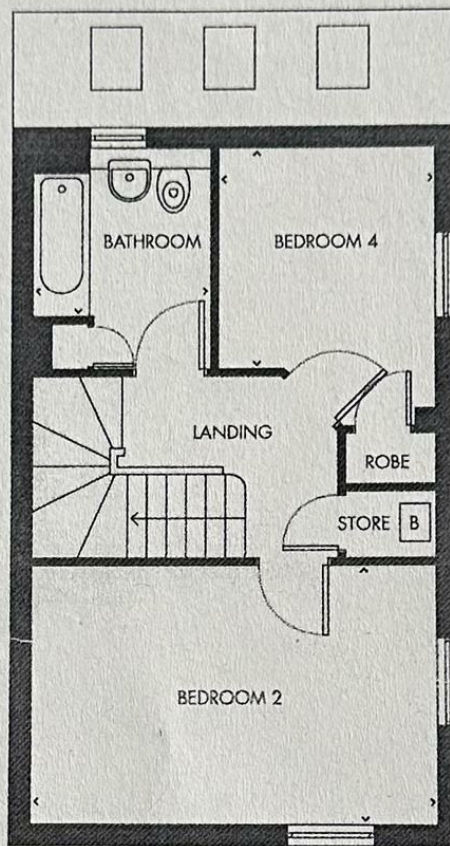
December 2024 in line with RPI



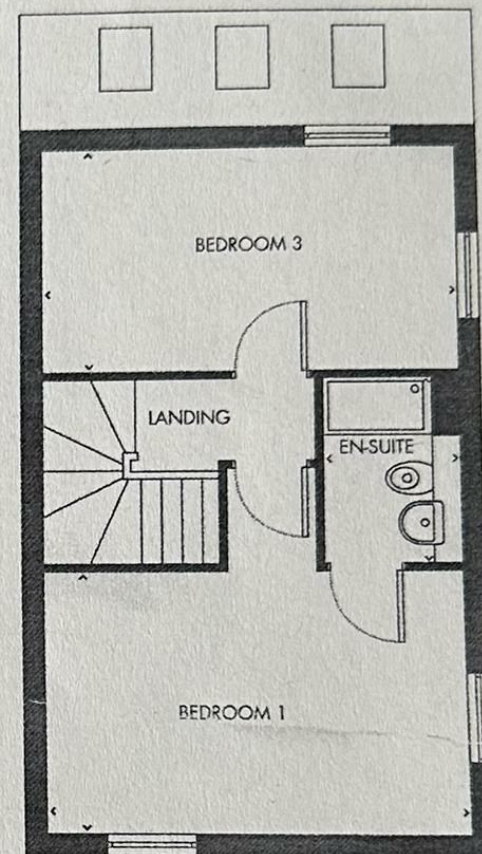




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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