jordan fishwick

95-97 School Road
Sale
Cheshire
M33 7XA
sale@jordanfishwick.co.uk
0161 962 2828



13 Yattendon Avenue, Manchester, M23 9EB

£275,000

www.jordanfishwick.co.uk

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- Three spacious bedrooms
- Deceptively spacious home
- Ideal family house
- Easy access to transport
- Council Tax Band A and EPC C
- Large rear garden
- Light, homely feel
- Close to local amenities
- Viewing recommended

Located on Yattendon Avenue, this delightful house offers a perfect blend of comfort and space. With three generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The light and airy atmosphere throughout the home creates a welcoming environment, making it a lovely place to unwind after a long day.

The heart of the home features a well-proportioned reception room flowing through to kitchen, perfect for entertaining friends or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring that every corner of the house feels both functional and inviting.

One of the standout features of this property is the large rear garden, which provides ample outdoor space for gardening, play, or simply enjoying the fresh air. This garden is a wonderful extension of the home, offering a private retreat for relaxation or social gatherings.

This deceptively spacious home is not to be missed, as it combines practicality with a homely feel, making it a perfect choice for anyone looking to settle in a vibrant area. Whether you are a first-time buyer or looking to relocate, this property promises to meet your needs and exceed your expectations.

















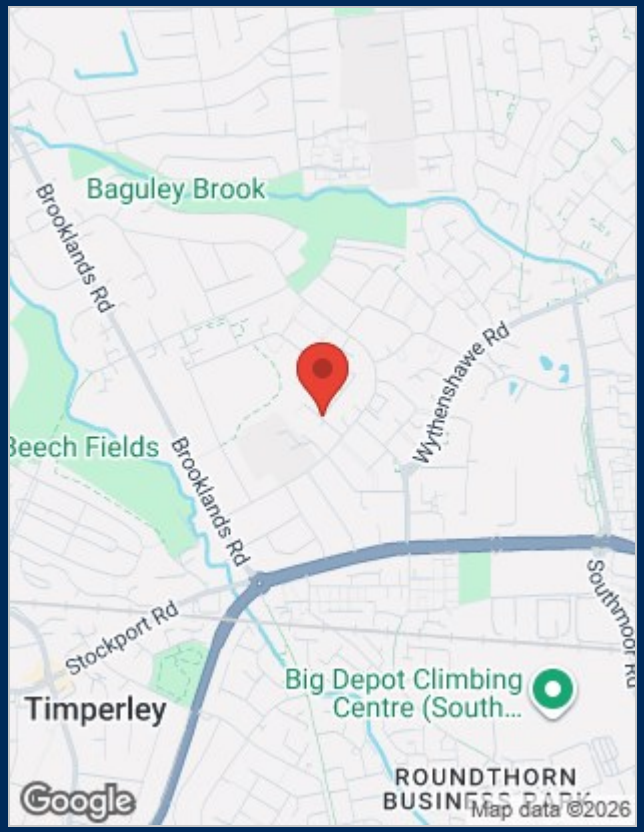




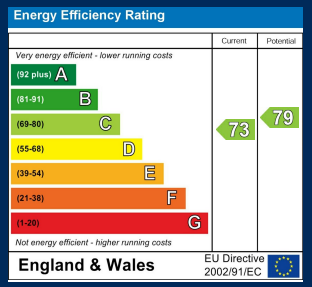
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.