



**Stoneyholme Avenue, Manchester**

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom, second floor apartment, ideally suited to couples, first-time buyers or those looking to downsize whilst enjoying low-maintenance living. Offering spacious and well-designed accommodation throughout, this attractive home benefits from an impressive open plan living space, a private en-suite to the master bedroom and delightful views overlooking the beautifully maintained communal gardens. Situated in a sought-after area of Manchester, the property enjoys excellent access to a wealth of local amenities including supermarkets, cafés, restaurants and leisure facilities, and is within walking distance of North Manchester General Hospital. Nearby parks and green spaces provide plenty of opportunities for outdoor recreation and commuters will appreciate the excellent transport links, with regular bus services and convenient access to nearby train stations, offering routes into Manchester City Centre and beyond, as well as easy connections to the M60 and M62 motorways.

Stepping into the apartment, you are welcomed by a reception hall which leads into the main hallway, providing access to all principal rooms. To the left, you'll first find the generous master bedroom, complete with a private en-suite shower room and pleasant views overlooking the attractive communal gardens to the rear. Adjacent is the second bedroom, also enjoying the same peaceful outlook, making it ideal as a guest room, home office or nursery. Opposite, the hallway benefits from a useful storage cupboard before leading to the three-piece family bathroom with an overhead shower. At the end of the hallway, the home opens into a superb open plan lounge, kitchen and dining area, creating an ideal space for both relaxing and entertaining. The spacious lounge features built-in storage, a contemporary media unit and a Juliet balcony that allows natural light to flood the room whilst enjoying lovely views across the beautifully maintained communal gardens. The fitted kitchen benefits from a range of integrated appliances alongside ample worktop and cupboard space, whilst the dining area comfortably accommodates family dining. The apartment's thoughtfully designed layout provides excellent separation between the living and sleeping accommodation, creating a comfortable and practical home ideal for modern lifestyles. Both bedrooms are generously proportioned, with the master further enhanced by its private en-suite, whilst the family bathroom conveniently serves the remaining accommodation.

Externally, the property is approached via a lawned front garden with steps leading up to the communal entrance porch. The apartment benefits from a private allocated parking space, providing convenient off-road parking for one vehicle. To the rear, residents can enjoy beautifully maintained communal gardens featuring lawned areas, seating spaces and an abundance of mature trees, creating a peaceful and secluded environment to relax and unwind. Combining spacious accommodation, attractive surroundings and excellent transport links, this superb apartment presents a fantastic opportunity for buyers seeking stylish, convenient living in a desirable Manchester location.

Please note that any furniture shown in the property is for demonstration purposes only and is not included in the sale.













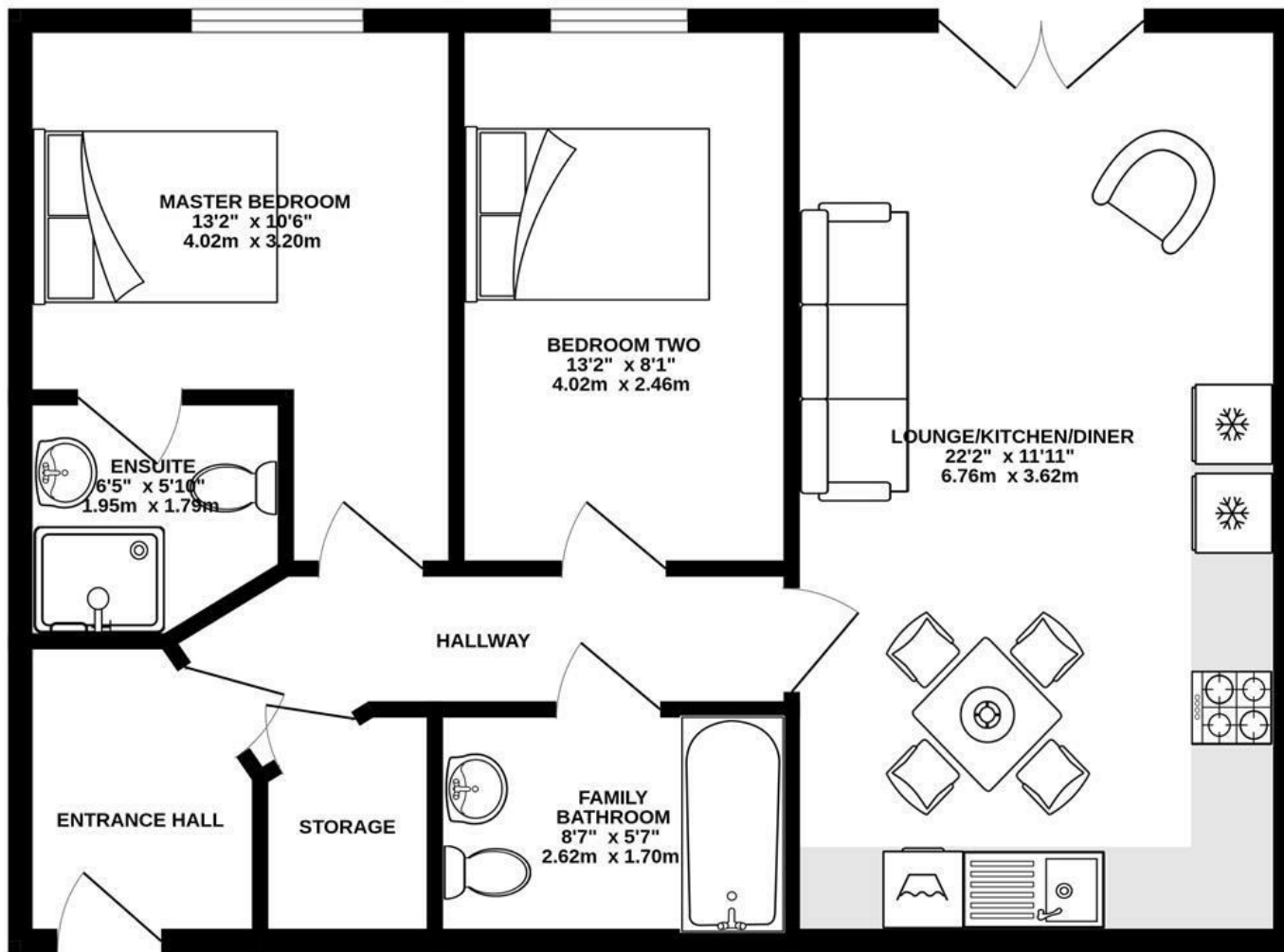








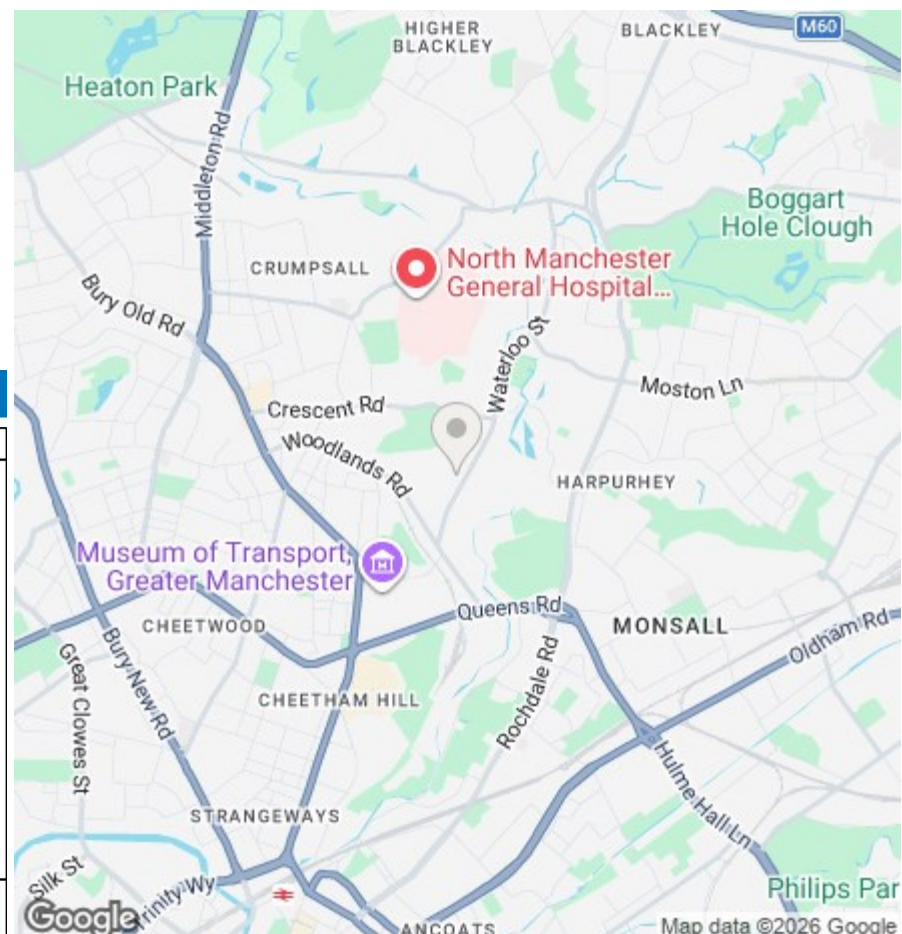
GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>80</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	