BEN ROSE



Blueberry Avenue, Manchester **Offers Over £289,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached home, situated in the sought-after area of Moston, Manchester. Offering flexible and spacious accommodation across three floors, this versatile property is perfectly suited to couples or those looking to downsize without compromising on space. Ideally positioned, the home enjoys excellent access to Manchester city centre and Bolton via superb bus and train links, while the nearby M60 and M61 motorways provide convenient commuter routes. A range of local shops, supermarkets, cafés and leisure facilities are all close by, with nearby parks and attractions adding to the appeal of this well-connected location.

Stepping inside, the entrance hall leads to a modern shower room before continuing to a generous second bedroom positioned at the rear, complete with French doors opening onto the garden. The converted integral garage provides valuable additional living space, complemented by two large storage areas and a practical utility room with direct garden access.

The first floor showcases an impressive L-shaped open plan living space, combining the lounge, dining area and contemporary fitted kitchen. The kitchen features integrated appliances, including a five-ring induction hob, oven, microwave, fridge/freezer, dishwasher, while the lounge benefits from a stylish media wall. The second floor offers a spacious master bedroom, a further double bedroom with a walk-in wardrobe, a comfortable single bedroom and a modern three-piece family bathroom.

Externally, the property boasts a gated and fenced driveway providing off-road parking for two to three vehicles. The private rear garden is enclosed by high fencing and features a raised decked seating area with pergola, an artificial lawn and two useful garden sheds, creating an attractive, low-maintenance outdoor space ideal for relaxing or entertaining. This is a fantastic opportunity to acquire a versatile home in a highly desirable location.


SINEP
Gillette
Red One
NATURAL COLOGNE










Comfort
ULTRA FRESH
& protect
CANDY
Smart
10
YEAR
WARRANTY


tectake
MADE IN CHINA


HUGGIES





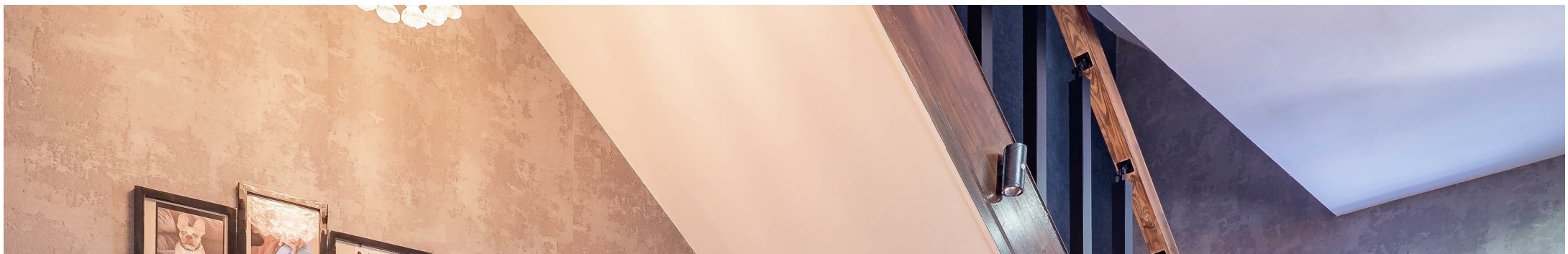






















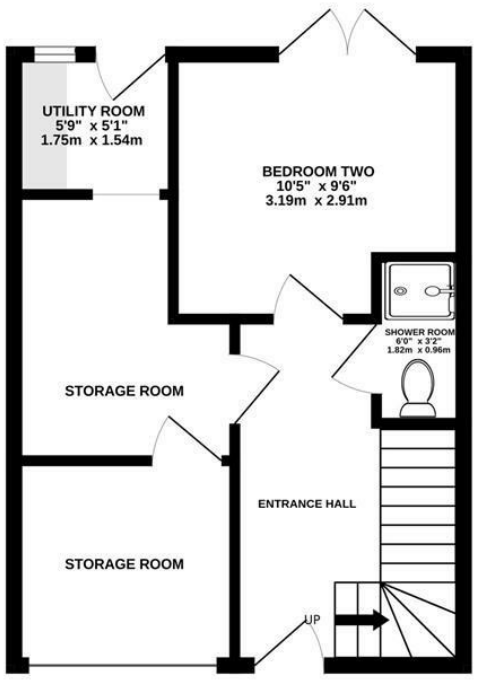




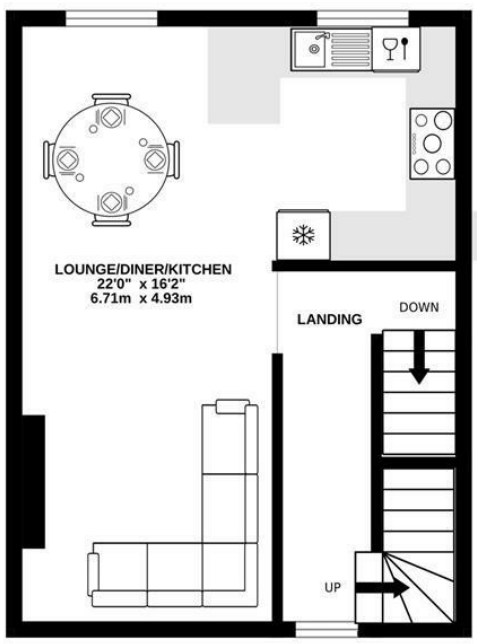


BEN ROSE

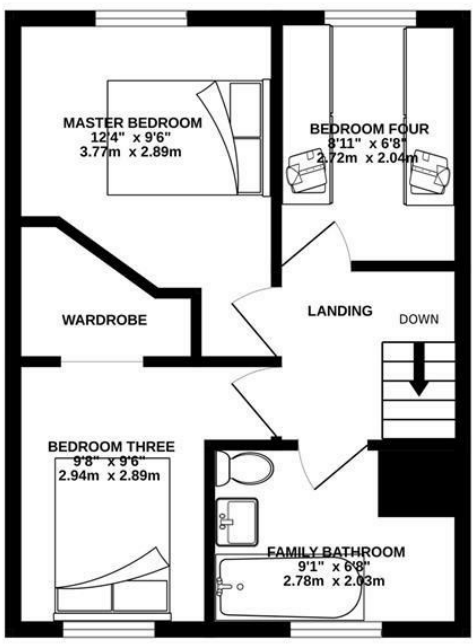
GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



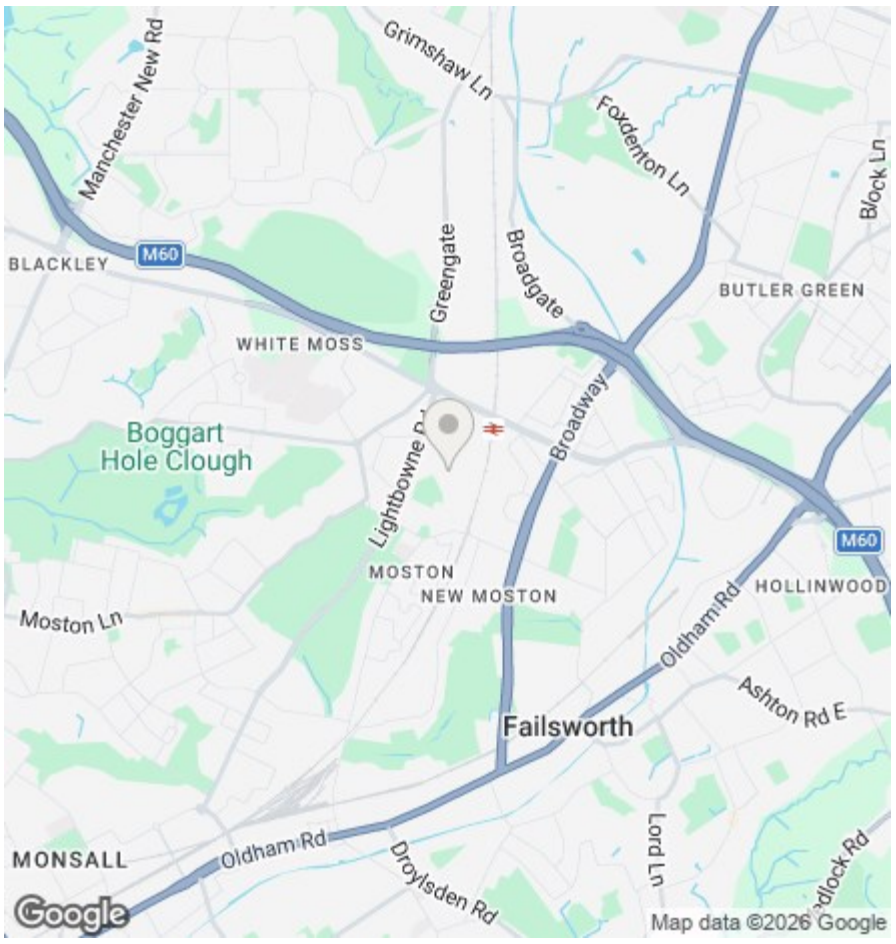
2ND FLOOR
349 sq.ft. (32.5 sq.m.) approx.

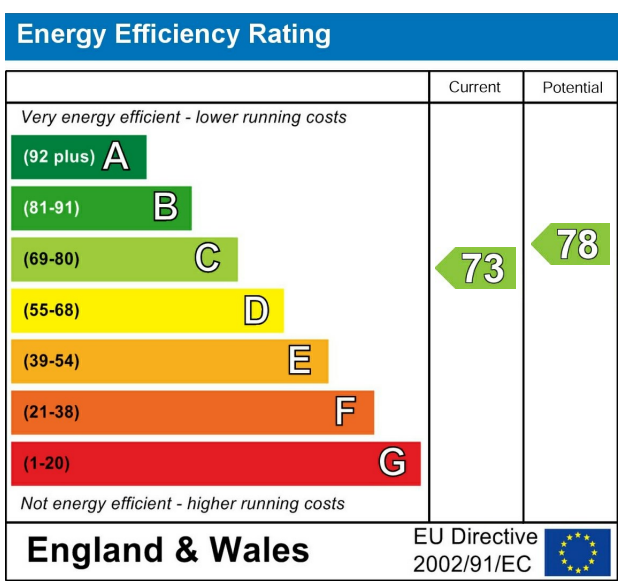


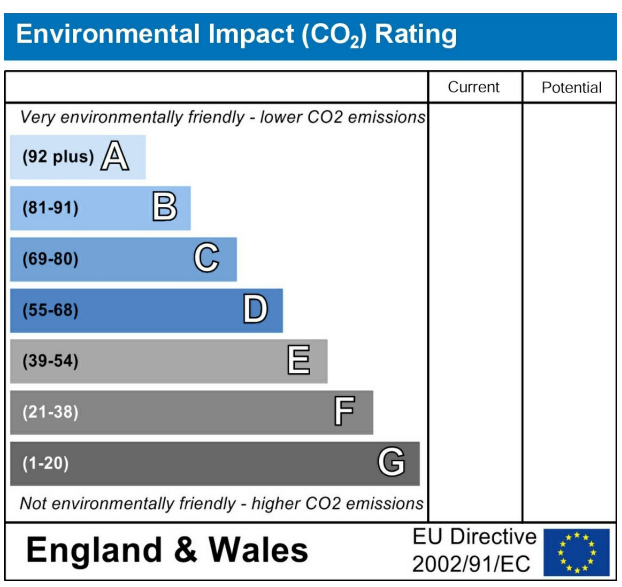
TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW