



## 33 Adria Road Manchester

**£460,000**  
**FREEHOLD**

This three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a property tailored to their own taste. Requiring modernisation throughout, the house offers fantastic potential to add value and transform into a stylish and comfortable family home. The accommodation comprises a spacious living room, a separate dining area, and a functional kitchen, all of which would benefit from updating. Upstairs, there are two double bedrooms and a single bedroom, alongside a family bathroom, providing a practical layout ideal for growing families or investors alike. Externally, the property benefits from a private driveway leading to a garage, offering ample off-road parking and additional storage. To the rear, there is a generous garden featuring a mature apple tree, creating a pleasant outdoor space with scope for landscaping or extension (subject to planning). Situated in a popular residential area, the property is within close proximity to excellent amenities including shops, cafes, and supermarkets along Wilmslow Road and Kingsway. Reputable local schools such as Parris Wood High School are nearby, along with leisure facilities at Parris Wood Entertainment Centre, which includes a cinema, gym, and restaurants.

For commuters, there are convenient transport links with regular bus routes into Manchester city centre, as well as nearby Metrolink services from East Didsbury plus easy access to the M60 and Manchester Airport.











## Additional Information

**Local Authority** -  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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