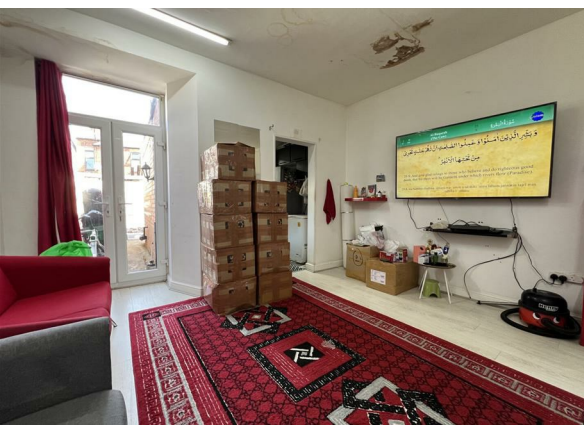
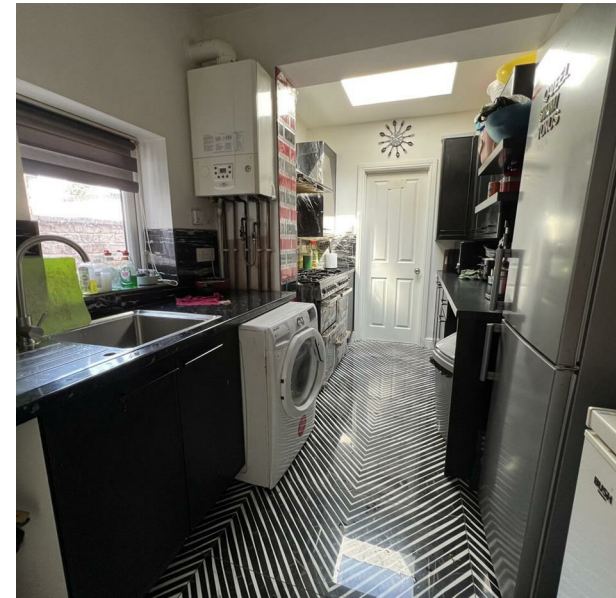


Carlton Avenue, Rusholme, Manchester, M14 7NL

£270,000

Council Tax Band: A



This well-proportioned three-bedroom terraced property offers spacious and versatile accommodation, making it an ideal home for families, professionals, or investors.

The ground floor features two separate reception rooms, providing flexible living space suitable for a lounge, dining area, or home office. The kitchen has been extended into the former bathroom area, creating a larger and more practical kitchen space, with the added benefit of a downstairs shower room and WC.

To the first floor, the property offers two well-sized bedrooms along with a family bathroom. The second floor features a generous master bedroom, which has been converted in accordance with Building Regulations, creating a spacious principal bedroom.

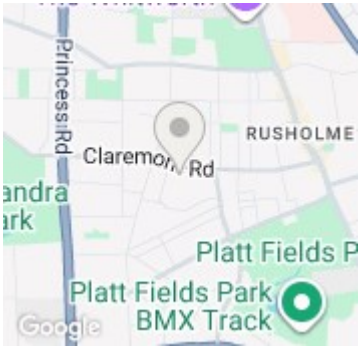
The location benefits from excellent transport links, with regular bus services providing easy access to Manchester City Centre and surrounding areas. The property also benefits from convenient access to major road networks, including the A57 and M60 motorway.

A wide range of amenities are close by, including Aldi, Co-op, local shops, restaurants, cafés, and leisure facilities. The property is also within easy reach of The Whitworth, a renowned art gallery and cultural venue, as well as Platt Fields Park, offering beautiful green spaces, walking routes, and recreational facilities.

Offering generous living accommodation in a convenient and well-connected location, this property presents an excellent opportunity for those looking for a home close to Manchester City Centre.



Open House North



| 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                                   | 56                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             |                         | 73        |
| England & Wales                             | EU Directive 2002/91/EC |           |