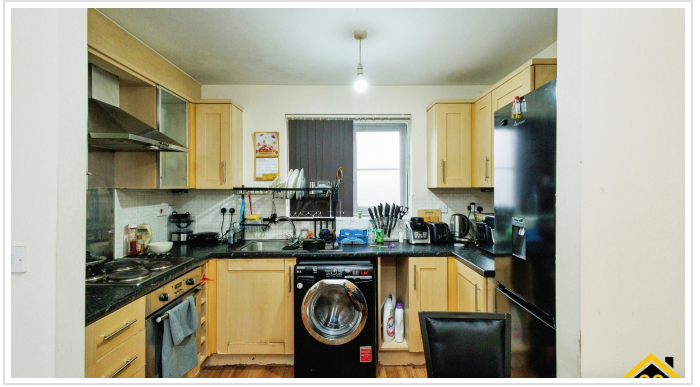


2 Bed Flat In Blueberry Avenue, Moston, Manchester, M40 0GF

£23,750





SHORT DESCRIPTION

Property Ref: 12794 Welcome to Blueberry Avenue, a charming residence nestled in the heart of Manchester. This delightful property boasts a comfortable layout featuring two bedrooms, ideal for a small family or professionals seeking a cozy living space. As you step inside, you are greeted by a bright and inviting living room, perfect for relaxing and entertaining guests. The space is thoughtfully designed with ample room for seating arrangements and décor to suit your personal style. Adjacent to the living room, you'll find a well-appointed kitchen, complete with modern appliances and plenty of storage options. Whether you're preparing a quick meal or indulging in culinary adventures, this kitchen is sure to inspire your inner chef. The property offers two comfortable bedrooms, each providing a tranquil retreat for rest and relaxation. With ample natural light and cozy atmospheres, these bedrooms are perfect for unwinding after a long day. Completing this charming residence is a sleek and stylish bathroom, featuring contemporary fixtures and fittings. Whether you're enjoying a refreshing shower or indulging in a luxurious bath, this bathroom offers a serene sanctuary for your daily routines. Outside, the property benefits from a convenient location in the vibrant community of Manchester. With easy access to local amenities, schools, parks, and transport links, this is an ideal place to call home. Don't miss your chance to make this lovely property your own. Schedule a viewing today and experience the warmth and comfort of Blueberry Avenue for yourself!



Bed Room(s)



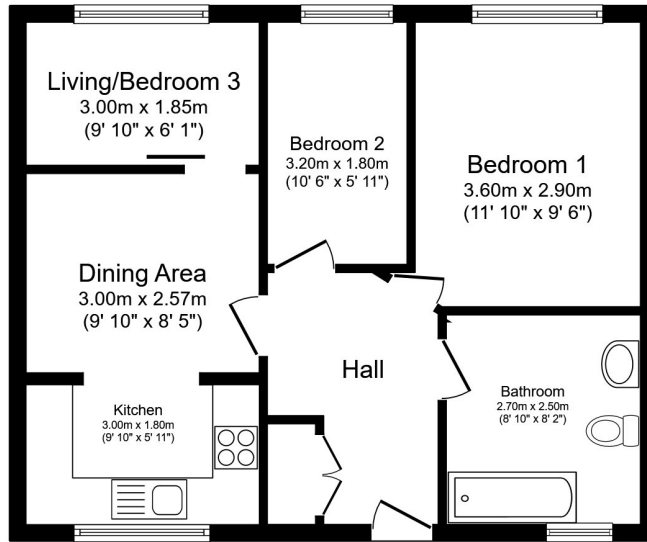
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 51.1 m² (550 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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