



# Rudheath Avenue, Manchester

Offers Over £270,000 Freehold

Stunning Property Available

## Description

We're delighted to present this beautifully renovated and meticulously maintained three-bedroom mid-terrace property, nestled in one of South Manchester's most sought-after neighbourhoods. Fully refurbished in 2022, this home blends timeless character with modern elegance—ready to move into with no further work required.

Step inside and discover a spacious, light-filled living room featuring a fireplace with a mantelpiece—perfect for cosy evenings or entertaining guests. To the rear, a generously sized kitchen and breakfast area awaits, complete with kitchen appliances and high-spec fixtures that will impress even the most discerning home chef. The layout offers excellent flow and functionality, with ample space for dining and everyday living.

Outside, the property boasts a private driveway with capacity for up to four vehicles, leading to an inviting front porch and main entrance. The rear back garden is equally impressive—ideal for summer barbecues or winter gatherings around a firepit, offering privacy and plenty of room to relax with family and friends.

Upstairs, you'll find three well-proportioned bedrooms and a modern finished bathroom with elegant tiling and calming tones. The master bedroom enjoys west-facing views over the quiet cul-de-sac and surrounding greenery, while the second bedroom overlooks the rear back garden, offering stunning sunset views and a peaceful ambience.

This home offers a rare combination of style, space, and location.



Whether you're a growing family, a professional couple, or looking for a long-term investment, this property is a turnkey opportunity to enjoy the very best of South Manchester living.

The property also benefits from a Loft converted for storage, and a large rear Extension approved with a bath and shower.

- Council Tax Band: A
- Tenure: Freehold
- Parking options: Driveway
- Garden details: Front Garden, Rear Garden
- Electricity supply: Mains
- Heating: Gas Mains
- Water supply: Mains
- Sewerage: Mains

**Tenure**  
Freehold



Buraqestates.co.uk  
0161 248 4585  
Info@buraqestates.co.uk  
Rudheath Avenue, MANCHESTER, M20 1BW



GROUND FLOOR



FIRST FLOOR



LOFT STORAGE

Total Floor Area: 96.8 m<sup>2</sup> - 1042 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>74</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |

Viewing by appointment only  
 Buraq Estates - Head Office  
 314 Wilmslow Road, Manchester M14 6XQ  
 Tel: 0161 248 4585 Email: [info@buraqestates.co.uk](mailto:info@buraqestates.co.uk) Website: <https://www.buraqestates.co.uk>