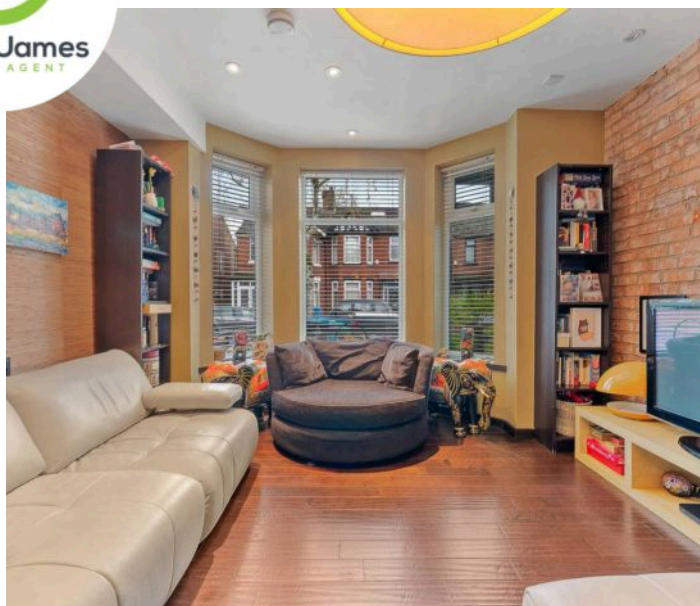






36 Lindsay Avenue

Manchester, Manchester

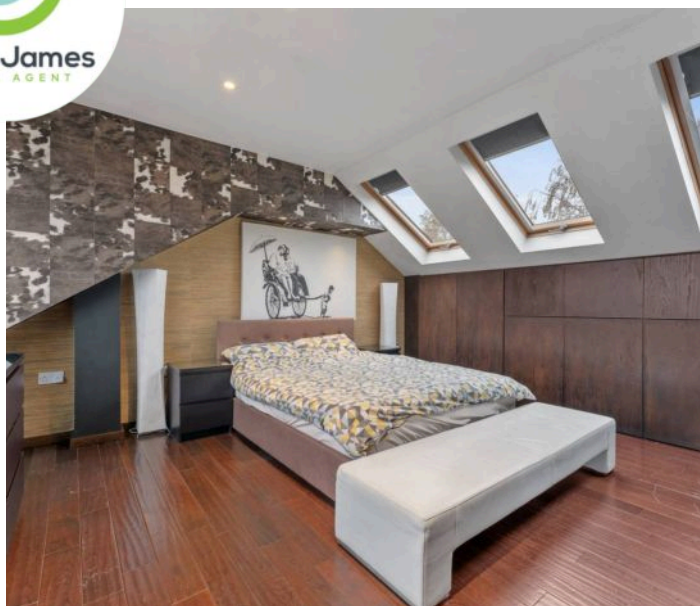
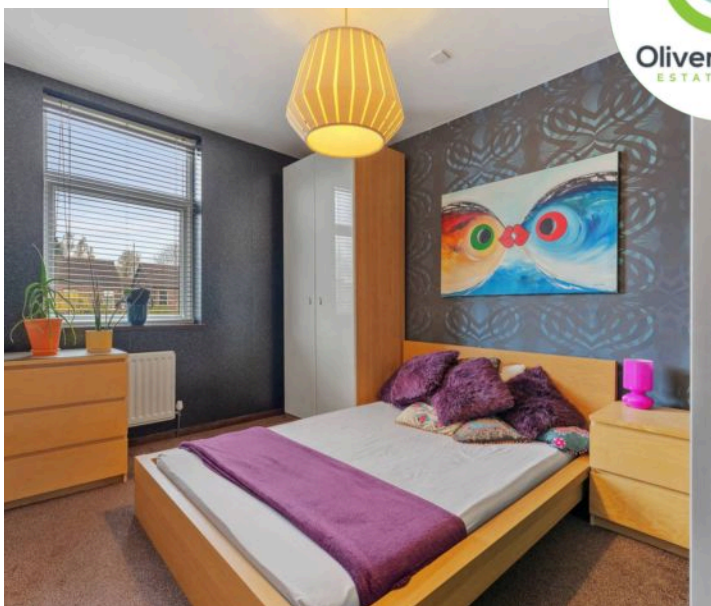
Stunning 4-bed semi on Lindsay Ave professionally designed inside out. Intelligent lighting, multi-room audio, stylish kitchen, guest annexe, close to schools & commuter links. Ideal for families or investors. Freehold, no chain.

Ready to move in!

Council Tax band: C

Tenure: Freehold

- Designed throughout by a professional interior designer. Every space curated for comfort, function, and style
- Smart home technology. Intelligent lighting and multi-room audio working in harmony to set the mood throughout the home
- Open-plan kitchen & dining space: a bright, social heart of the home with skylights and French doors to the garden
- Exposed brick feature walls, a perfect mix of warmth, light and character
- Top Floor luxury principal suite – with triple skylights, bespoke fitted wardrobes and a contemporary en-suite
- Self-contained garden annex, featuring a reception room and wetroom, ideal for guests, family, or creative studio use
- Flexible floorplan; adaptable for modern family life, multi-generational living or home-working



Hallway

Porch Entrance. Hallway with Oak flooring, downstairs cupboard and exposed brick walls.

Lounge

13' 5" x 11' 10" (4.10m x 3.60m)

Front facing upvc bay window, Oak flooring, exposed brick wall, radiator and two windows onto Kitchen area with inset remote control blinds.

Kitchen

14' 9" x 17' 9" (4.50m x 5.40m)

Modern style base and wall units, centre Island with bowl and a half sink unit, integral microwave, oven, oak flooring, Worcester Boiler and Anthracite modern radiator.

Morning and Dining Room

17' 1" x 12' 10" (5.20m x 3.90m)

Rear facing solid wood french doors, oak flooring, two modern style white radiators and two skylights.

Wetroom

7' 10" x 5' 7" (2.40m x 1.70m)

Side facing upvc window, walk in shower, WC, wash basin, tiled walls and flooring.

Landing

Exposed brick walls, solid wood bannister with glass panel, uplighting and oak flooring.

Bedroom One

14' 1" x 9' 6" (4.30m x 2.90m)

Front facing upvc bay window, fitted wardrobes, inset cupboard and radiator.

Bedroom Two

12' 10" x 9' 6" (3.90m x 2.90m)

Rear facing upvc window and radiator.

Bedroom Three

8' 10" x 7' 10" (2.70m x 2.40m)

Rear facing upvc window and radiator.

Bathroom

7' 10" x 5' 7" (2.40m x 1.70m)

Front facing upvc window, three piece suite, over bath shower, heated towel rail, tiled walls and flooring.

Landing

Side facing upvc window and exposed brick wall with uplighting

Main Bedroom

14' 5" x 13' 5" (4.40m x 4.10m)

Rear facing upvc window, three skylights, oak flooring, large wardrobe and cupboards into eaves

En Suite

6' 3" x 5' 3" (1.90m x 1.60m)

Rear facing upvc window, three piece suite, over bath shower, exposed brick wall and heated towel rail.

Annex - Guest House

13' 1" x 16' 1" (4.00m x 4.90m)

Main Reception with french doors, radiator and part laminate flooring. 4m x 4.9m Wetroom - Walk in shower, WC, wash basin, tiled flooring and walls 2.2m x 1.9m Utility Store - plumbed for washer and storage 1.9m x 2.5m

Garden

Artificial grass area with composite decking, side access and entry to annex

Front Garden

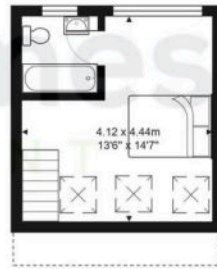
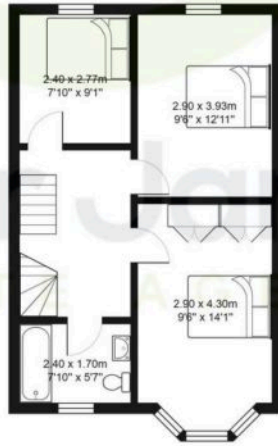
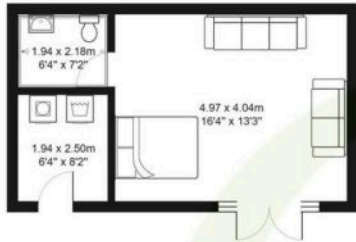
Composite decked area with seating.

DRIVEWAY

1 Parking Space

Single driveway





Total Area: 163.8 m² ... 1764 ft²

All measurements are approximate and for display purposes only



All measurements are approximate and for display purposes only



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