

FREEHOLD



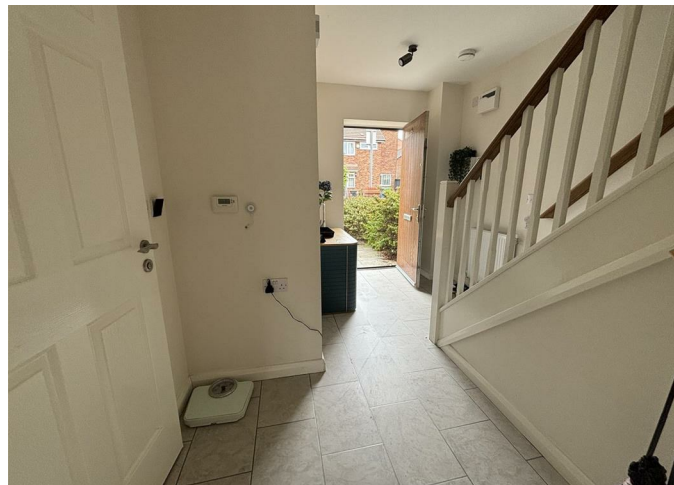
House

# 9 ARLEY MOSS ROAD, MANCHESTER, M13 9UW

Guide price

**£405,000**

FEATURES



**CITY COMFORT**  
UK Properties Specialist



# 3 Bedroom House located in Manchester

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Council Tax Band

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Nestled on Arley Moss Road in the vibrant city of Manchester, this modern house offers a perfect blend of comfort and convenience. Built in 2020, the property boasts a contemporary design and spans an impressive 1,173 square feet.

Inside, you will find three well-appointed bedrooms, providing ample space for family living or accommodating guests. The house features three bathrooms, ensuring that everyone has their own private space. The reception room is inviting and serves as a perfect gathering spot for family and friends.

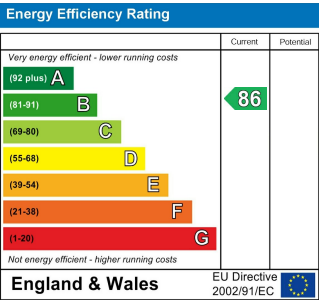
One of the standout features of this property is its prime location. Situated just 2 kilometres from the bustling city centre, residents can enjoy easy access to a wealth of shops, restaurants, and cultural attractions. Additionally, the University of Manchester is a mere six-minute walk away, making this home an ideal choice for students or university staff.

This property is not just a house; it is a modern sanctuary in a thriving urban environment. With its spacious layout and proximity to key amenities, it presents an excellent opportunity for those seeking a stylish and practical home in Manchester.



**THE WOOLSTON**  
3 bedroom home

Ground Floor			
Kitchen/Dining Area	5.02m x 4.09m	16'5" x 13'5"	
Cloakroom	2.12m x 1.50m	6'11" x 4'11"	
First Floor			
Living Room	5.02m x 2.57m	16'6" x 8'5"	
Bedroom 3	2.73m x 2.73m	8'11" x 8'11"	
Bathroom	2.73m x 2.50m	8'11" x 8'2"	
Second Floor			
Bedroom 1	3.82m x 3.73m	12'6" x 12'3"	
Ensuite	1.85m x 1.81m	6'1" x 5'11"	
Bedroom 2	5.02m x 3.78m	16'6" x 12'5"	
Total Area	115.85 sq.m	1,247 sq.ft	



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 are advised to recheck the measurements.