

HUNTERS[®]

HERE TO GET *you* THERE



Pocklington Drive

Manchester, M23 1ED

Guide Price £170,000



NO CHAIN
SECURE OFF ROAD PARKING

Situated in a popular area three bedroom apartment available. The property consists of a spacious kitchen diner, balcony, three bedrooms, en-suite, bathroom, secure off road parking, family bathroom and living room.

Situated within 0.4 miles of the local Metrolink, great amenities including large supermarket within 0.6 miles, offering easy access to M56/M60, a quick commute to Manchester International Airport and Wythenshawe Hospital, and within 0.7 miles of great local greenery including Wythenshawe Park.

VIEWING HIGHLY RECOMMENDED



HALLWAY

Spacious hallway with laminate flooring leading to:

MASTER BEDROOM

Spacious fully carpeted bedroom with double glazed uPVC window leading to:

EN-SUITE

With laminate flooring, low level W/C, pedestal style sink and shower cubicle.

SECOND BEDROOM

A further fully carpeted double bedroom with uPVC double glazed window.

THIRD BEDROOM

Third fully carpeted bedroom with uPVC double glazed window.

KITCHEN

Kitchen with eye and base level units, fittings for washing machine, roll top counter tops, laminate flooring and stainless steel sink and mixer tap.

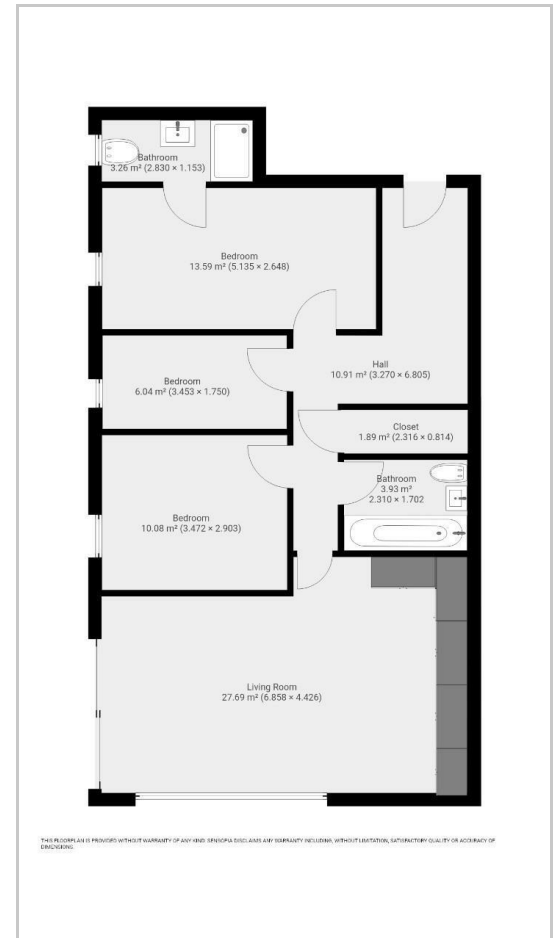
LIVING AREA

Spacious living area with laminate flooring, large double glazed uPVC windows offering lots of natural light, access to balcony and electrical points.

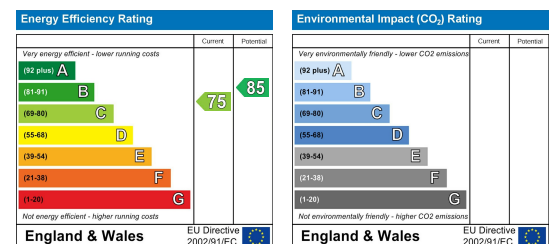
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

372 Palatine Road, Northenden, M22 4FZ

Tel: 0161 945 9000 Email: southmanchester@hunters.com <https://www.hunters.com>