

# HUNTERS<sup>®</sup>

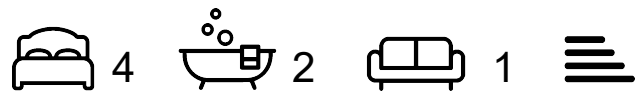
HERE TO GET *you* THERE



## Varsity Quarter (McKellen) Sale

Manchester, M23 0DD

£409,495



Council Tax:



# McKellen Varsity Quarter (McKellen) Sale Road

Manchester, M23 0DD

£409,495



- SERVICE CHARGE - £142 P/A
- OPEN PLAN LAYOUT
- FRENCH DOOR TO GARDEN
- FREEHOLD
- SPACE FOR HOME OFFICE
- EN-SUITE TO PRINCIPLE BEDROOM
- NEW BUILD - MORTGAGE SUPPORT
- COUNCIL TAX - TBC
- EPC - B
- ESTIMATED COMPLETION DATE - SEP 23 / OCT 23

The generously proportioned kitchen incorporates french doors that introduce garden access, as well as a focal point, to the dining area. A fourth bedroom adds flexibility, and the dual aspect en-suite principal bedroom, with its dormer window and walk-in dressing area, has a special charm.

Situated in the popular area of Northern Moor featuring great TRANSPORT LINKS and easy access to M56/M60 Motorways. Close by to local SCHOOLS and SHOPS as well as WYTHENSHAW HOSPITAL and MANCHESTER INTERNATIONAL AIRPORT.

WITHIN 0.6 MILES OF LOCAL METROLINK  
WITHIN 0.6 MILES OF WORTHINGTON PRIMAMRY SCHOOL

VIEWINGS HIGHLY RECOMMENDED !

GROUND FLOOR

LIVING ROOM

BATHROOM

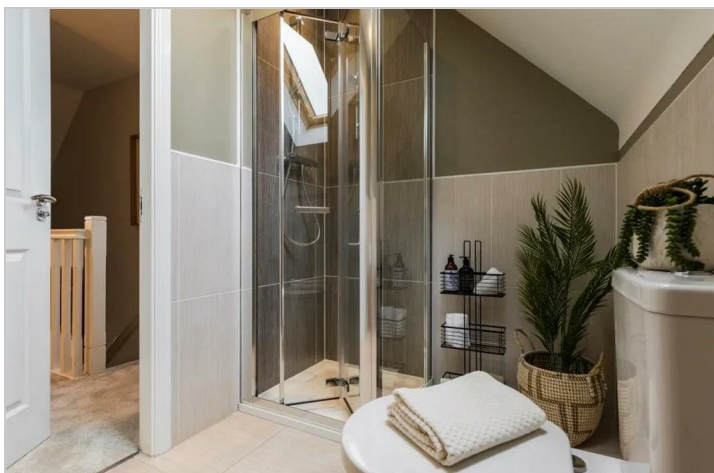
FIRST FLOOR

MASTER BEDROOM

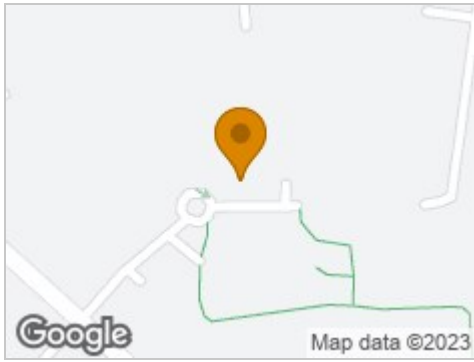
SECOND BEDROOM

THIRD BEDROOM

FOURTH BEDROOM



## Road Map



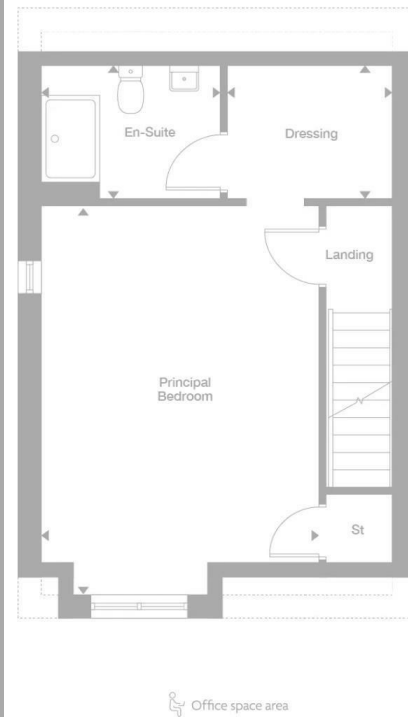
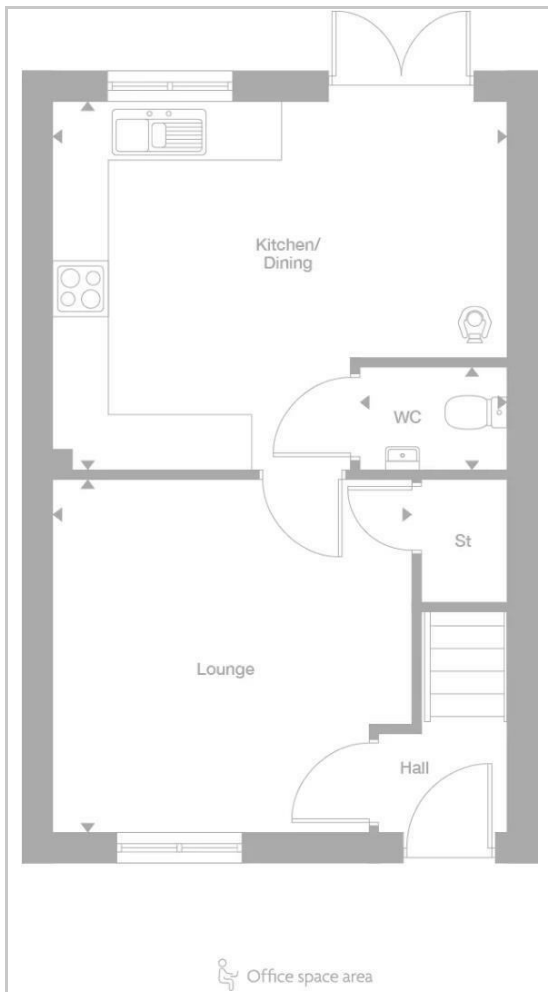
## Hybrid Map



## Terrain Map



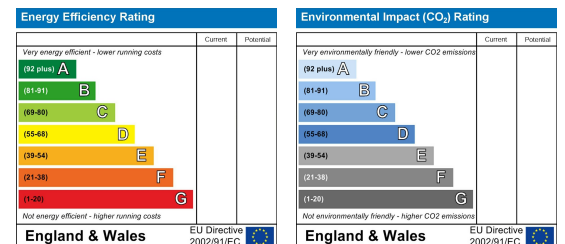
## Floor Plan



## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## 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.