

HUNTERS®

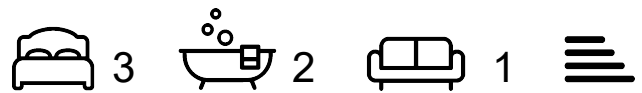
HERE TO GET *you* THERE



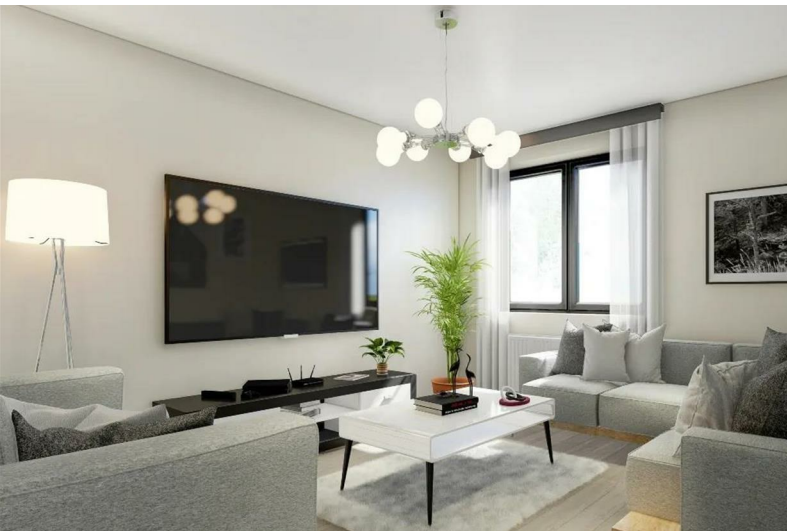
Varsity Quarter (Burgess) Sale

Manchester, M23 0DD

£418,995



Council
Town New Build



Burgess Varsity Quarter (Burgess) Sale Road

Manchester, M23 0DD

£418,995



- THREE STOREY HOME
- OPEN-PLAN LAYOUT
- NEW BUILD - MORTGAGE SUPPORT
- ESTIMATED COMPLETION DATE - SEPT 23 / OCT 23
- JULIETTE BALCONY
- EN-SUITE SHOWER ROOM
- SECOND FLOOR TERRACE
- FREEHOLD
- EPC - B
- SERVICE CHARGE - £142 P/A

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

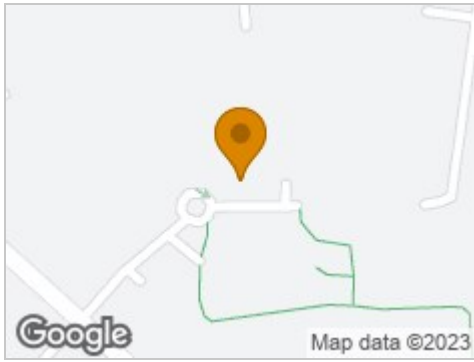
The property consists of an impressive dual aspect kitchen bifold doors, the sumptuous en-suite principal bedroom, the informal family room and the charming juliette balcony on the lounge, all combine to give this home a premium feel. There is also a delightful little terrace opening from the third bedroom.

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.

VIEWINGS HIGHLY RECOMMENDED !



Road Map



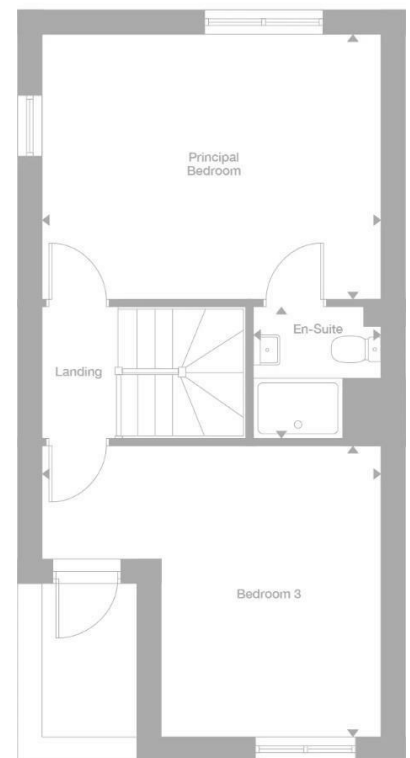
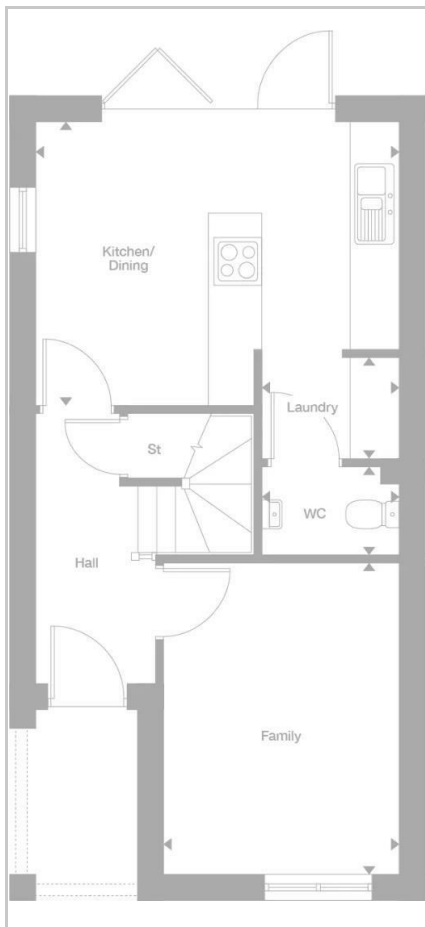
Hybrid Map



Terrain Map



Floor Plan



Office space area

Office space area

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.