

HUNTERS®

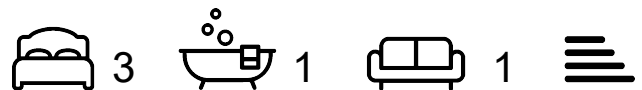
HERE TO GET *you* THERE



Eldroth Avenue

Wythenshawe, Manchester, M22 9AS

Offers In The Region Of £250,000



Council Tax: B



1 Eldroth Avenue

Wythenshawe, Manchester, M22 9AS

Offers In The Region Of £250,000



- OFF ROAD PARKING
- WITHIN 0.5 MILES OF LOCAL METROLINK
- OFFERING QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- EASY ACCESS TO M56/M60
- WITHIN 0.3 MILES OF LOCAL AMMENITIES
- FREEHOLD
- EPC: C
- COUNCIL TAX BAND: B

OFF ROAD PARKING
FREEHOLD

Situated within 0.3 miles of local Metrolink a beautifully presented home available. The property consists of a living room, dining area, kitchen, conservatory, kitchen, three bedrooms, bathroom, lawned and paved rear garden and driveway.

Offering easy access to the M56/M60, a quick commute to Manchester International Airport and Wythenshawe Hospital, within 0.3 miles of great local amenities including large supermarket and great transport links running between the city centre and Manchester International Airport.

VIEWINGS HIGHLY RECOMMENDED!!

GROUND FLOOR

LIVING ROOM

Spacious dual aspect living room with uPVC double glazed front facing window, double glazed garden facing doors, gas central heated radiator and connected to dining room.

DINING AREA

Connected to living room with laminate flooring, with uPVC double glazed front facing window and built in under the stairs storage.

KITCHEN

With tiled flooring, double glazed uPVC front facing window, eye and base level units, splash back tiling, stainless steel sink with mixer tap, plumbing for washing machine and space for dishwasher.

CONSERVATORY

With tiled flooring, uPVC double glazing and stylish barer brick wall.

FIRST FLOOR

MASTER BEDROOM

Double bedroom with uPVC double glazed window, laminate flooring and gas central heated radiator.

SECOND BEDROOM

A further double bedroom with built in storage, laminate flooring, uPVC double glazed window and gas central heated radiator.

THIRD BEDROOM

Third bedroom with laminate flooring, uPVC double glazed garden facing window and gas central heated radiator.

BATHROOM

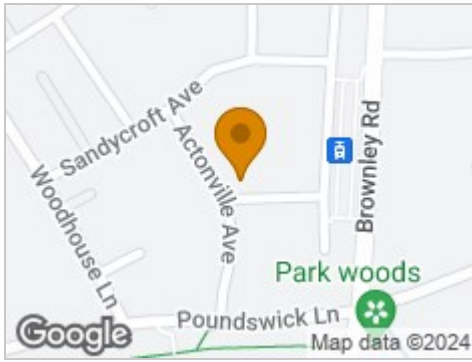
With tiled walls, low level W/C, pedestal style sink with storage, bath with shower over, gas central heated towel rail and double glazed uPVC frosted window.

GARDEN

Private paved and lawned rear garden with patio area. Ideal for entertaining.



Road Map



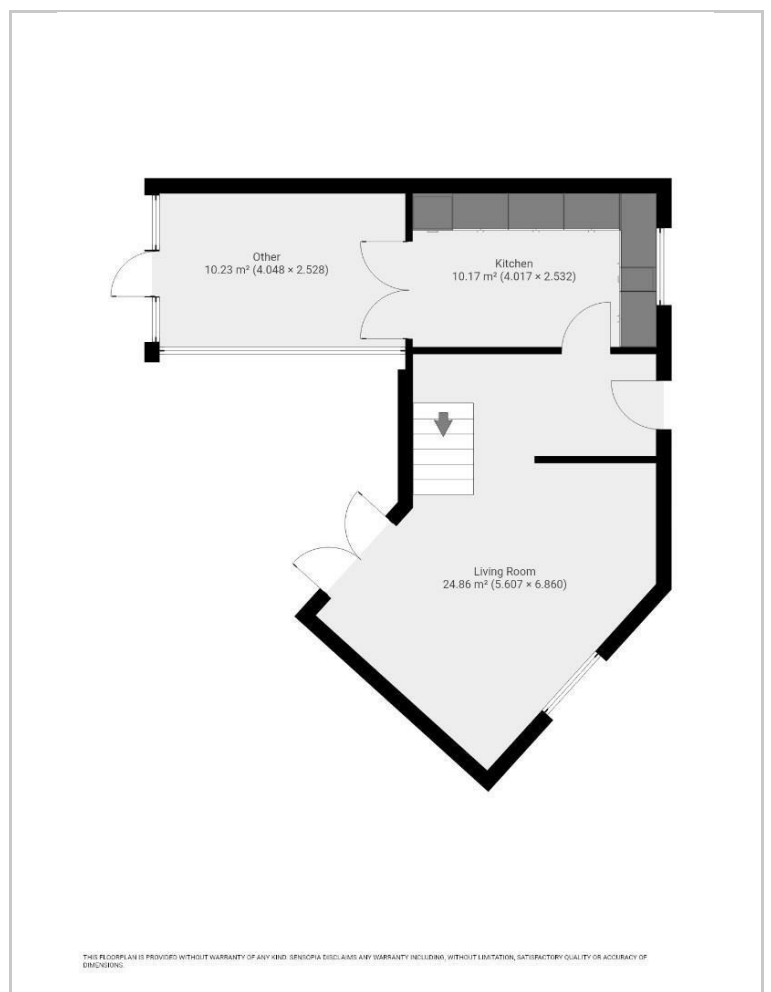
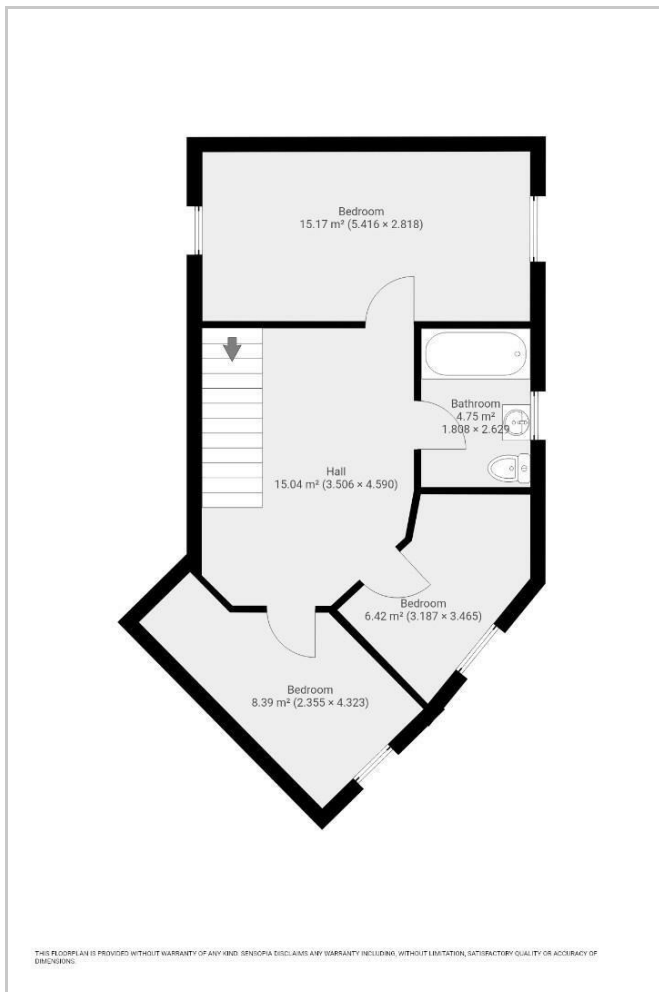
Hybrid Map



Terrain Map



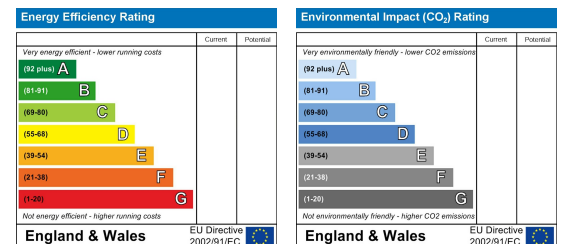
Floor Plan



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.