



Redburn Road, Manchester M23 1AH **£475,000**



4



1



2



# Redburn Road, Manchester

## DESCRIPTION

- OFF ROAD PARKING
- WITHIN 0.7 MILES OF LOCAL METROLINK
- OFFERING EASY ACCESS TO THE M56/M60
- SITUATED ON A DESIRABLE QUIET CUL-DE-SAC
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- GREAT TRANSPORT LINKS RUNNING TO THE CITY CENTRE
- EPC:
- LEASEHOLD BALANCE OF 999 YEARS
- GROUND RENT: TBC

SITUATED ON A GENEROUS PLOT  
OFF ROAD PARKING FOR MULTIPLE CARS

Ideal family home available in a desirable location. The property consists of a spacious living room, dining room, four bedrooms, family bathroom, downstairs W/C, spacious kitchen, utility room, lawned and paved rear garden and off road parking for multiple cars.

Situated within 0.7 miles of local Metrolink, offering a quick commute to Manchester International Airport and Wythenshawe Hospital, great transport links running to the city centre, within 0.3 miles of local greenery, including the 270 Acre Wythenshawe Park.

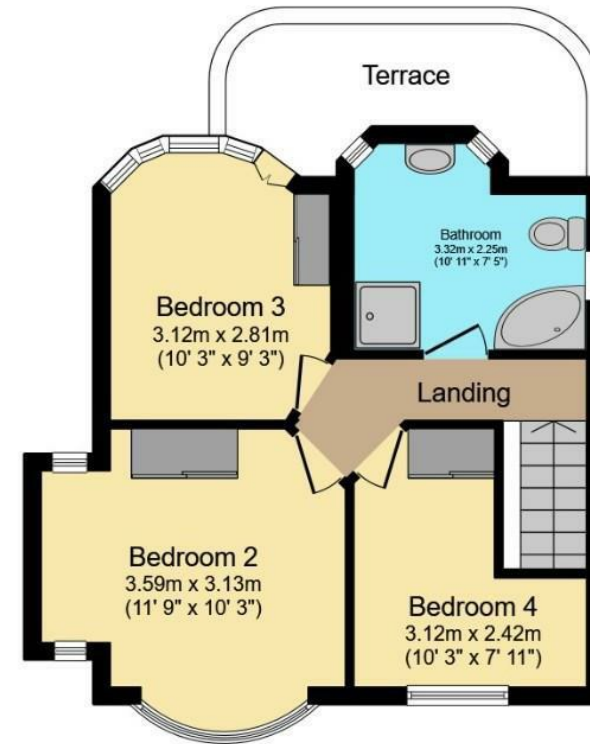
VIEWING HIGHLY RECOMMENDED  
IDEAL FAMILY HOME







**Ground Floor**

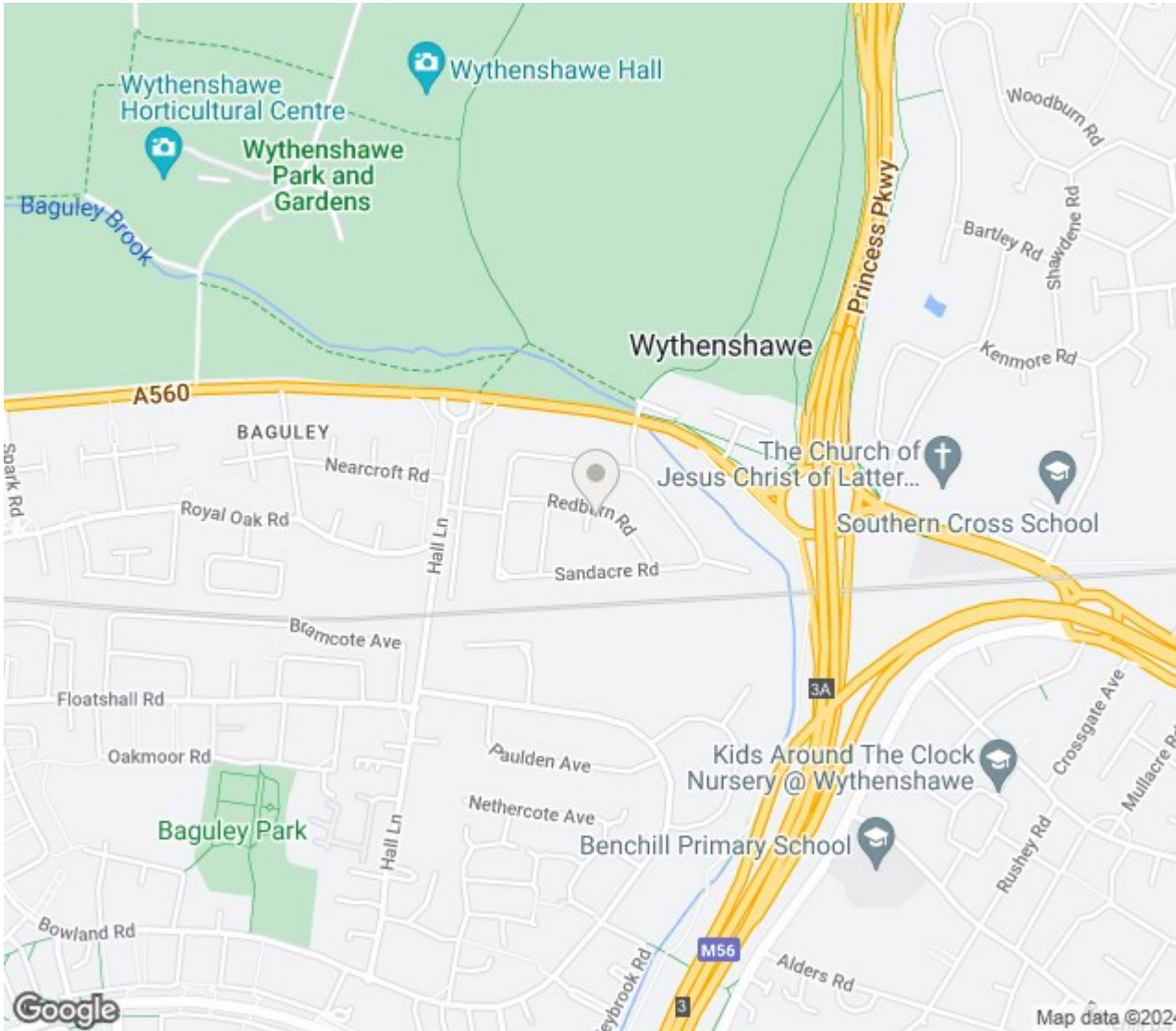


**First Floor**


Total floor area 122.0 m<sup>2</sup> (1,313 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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.

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