

# HUNTERS®

HERE TO GET *you* THERE



## Hall Lane

Manchester, M23 1NB

£160,000



Council Tax:



# 188 Hall Lane

Manchester, M23 1NB

£160,000



- WITHIN 0.4 MILES OF LOCAL METROLINK
- OFF ROAD PARKING
- EASY ACCESS TO M56/M60
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAWE HOSPITAL
- GREAT TRANSPORT LINKS RUNNING TO THE CITY CENTRE
- LEASEHOLD, 126 YEARS REMAINING
- GROUND RENT £125
- SERVICE CHARGE £1,500 PER ANNUM
- COUNCIL TAX BAND B

OFF ROAD PARKING

WITHIN 0.4 MILES OF LOCAL METROLINK

Well presented ground floor apartment situated in a popular location. Consisting of a spacious hallway, living room, two double bedrooms, family bathroom, kitchen and south facing terrace.

Situated within 0.4 miles of the local Metrolink, offering easy access to the M56/M60, a quick commute to Manchester International Airport and Wythenshawe Hospital, easy access to the M56/M60, great transport links running to the city centre and within 0.7 miles of great local greenery including the 270 Acre Wythenshawe Park.

VIEWING HIGHLY RECOMMENDED!!!



## HALLWAY

With laminate flooring and built in storage.

## LIVINGROOM

With fitted carpets, gas central heated radiator and double glazed uPVC window.

## KITCHEN

With eye an base level units, a roll top countertop, double glazed uPVC windows, plumbing for washing machine and laminate flooring.

## MASTER BEDROOM

Spacious master bedroom with fitted carpets, built in storage, gas central heated radiator and double glazed uPVC window.

## SECOND BEDROOM

A further double bedroom with laminate flooring, double glazed uPVC window, gas central heated radiator and lots of space for bedroom furniture.

## BATHROOM

Family bathroom with tiled walls, bath with shower over, pedestal style sink and low level W/C.

## TERRACE

South facing terrace to the rear overlooking local greenery. Ideal for entertaining.



## Road Map



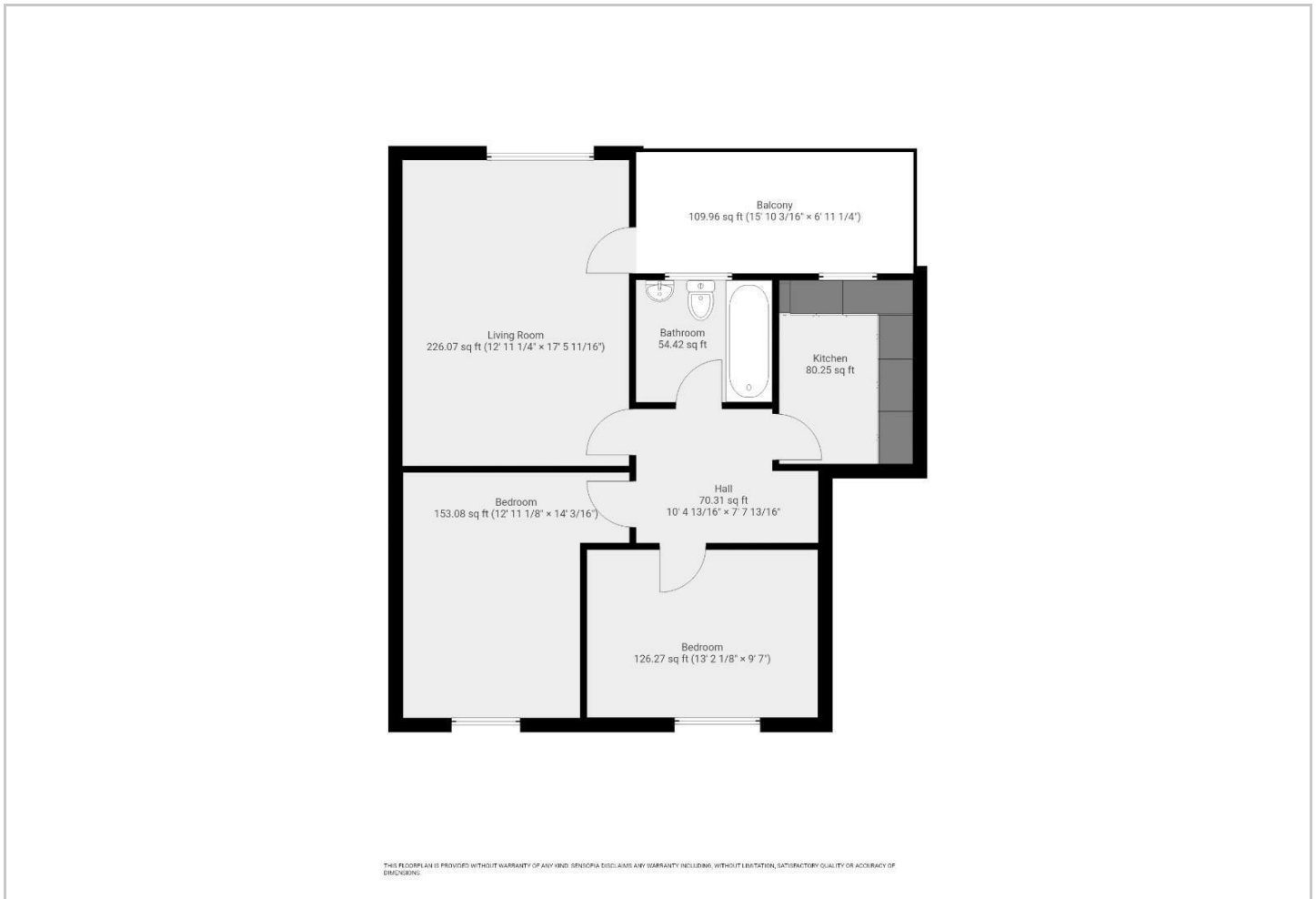
## Hybrid Map



## Terrain Map



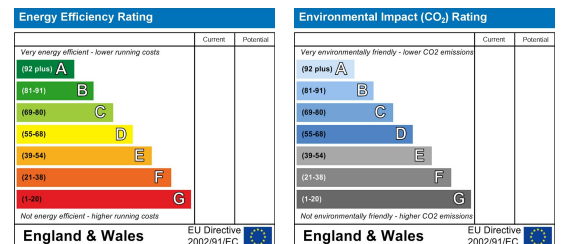
## Floor Plan



## 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.