

# HUNTERS®

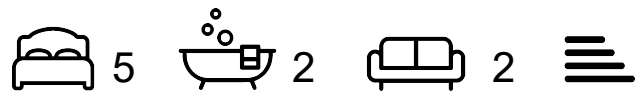
HERE TO GET *you* THERE



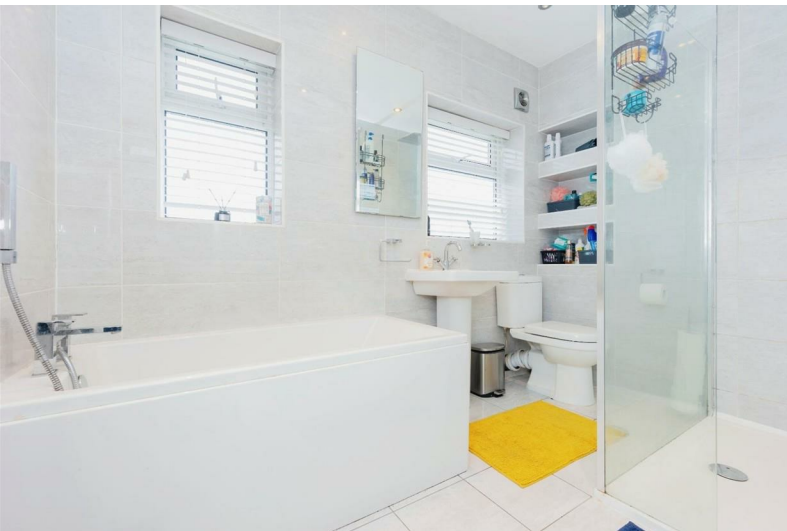
## Shawdene Road

Manchester, M22 4BY

Offers In Excess Of £425,000



Council Tax:



# 15 Shawdene Road

Manchester, M22 4BY

Offers In Excess Of £425,000



- OFF ROAD PARKING AND GARAGE
- OFFERING EASY ACCESS TO M56/M60
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAWE HOSPITAL
- GREAT BUS LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT
- WITHIN 0.3 MILES OF NORTHEAST VILLAGE
- FREEHOLD
- EPC: TBC
- COUNCIL TAX BAND: E

OFF ROAD PARKING AND GARAGE  
SPACIOUS CORNER PLOT

Situated in a popular family area, ideal family home available. Offering two reception rooms, a downstairs W/C, modern spacious kitchen, connected garage, breakfast room, five double bedrooms, a family bathroom with four piece suite, driveway, spacious front and rear gardens and porch.

Offering an easy commute to Manchester International airport and Wythenshawe hospital, easy access to the M56/M60, within 0.3 miles of local greenery including the 270 Acre Wythenshawe Park and great transport links running between the city centre and Manchester International Airport.

VIEWING HIGHLY RECOMMENDED

## GROUND FLOOR

### PORCH

Entrance with uPVC double glazed windows

### HALL

Spacious hallway with laminate flooring, uPVC double glazed window and gas central heated radiator.

### DINING ROOM

Spacious dining room with double glazed uPVC window offering lots of natural light, laminate flooring and gas central heated radiator.

### LIVING ROOM

Modern living room with fitted carpets, garden facing uPVC double glazed window and feature fireplace.

### KITCHEN

Stylish kitchen with eye and base level units, stainless steel sink with mixer tap, laminate flooring and double oven.

### BREAKFAST ROOM

Connected to kitchen with laminate flooring, double glazed uPVC bay window, gas central heated radiator and leading to connected garage.

## FIRST FLOOR

### MASTER BEDROOM

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

### SECOND BEDROOM

A further double bedroom with fitted carpets and double glazed uPVC window.

### THIRD BEDROOM

A further double bedroom with fitted carpets, dual aspect double uPVC windows and gas central heated radiator.

### FOURTH BEDROOM

Fourth double bedroom with fitted carpets and double glazed uPVC window.

### FIFTH BEDROOM

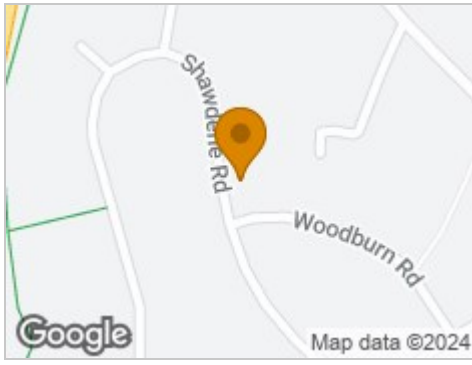
Currently used as office with fitted carpets, double glazed uPVC window and gas central heated radiator.

### GARDEN

Private lawned and paved rear garden. Ideal for entertaining.



## Road Map



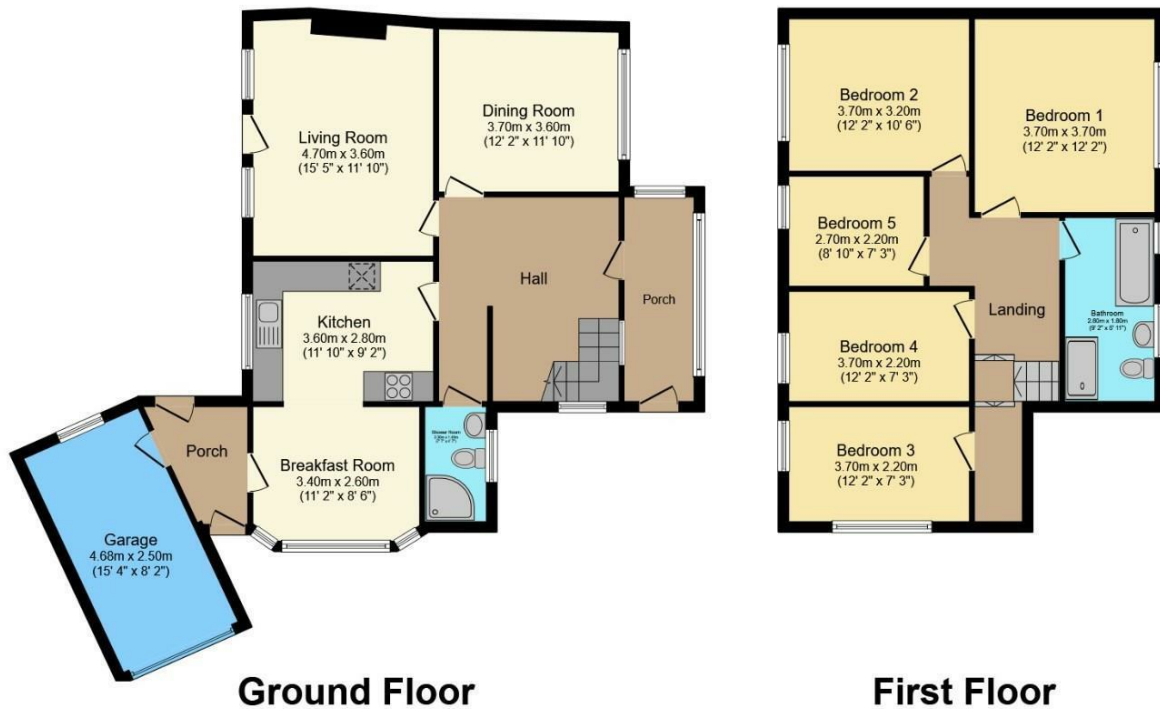
## Hybrid Map



## Terrain Map



## Floor Plan



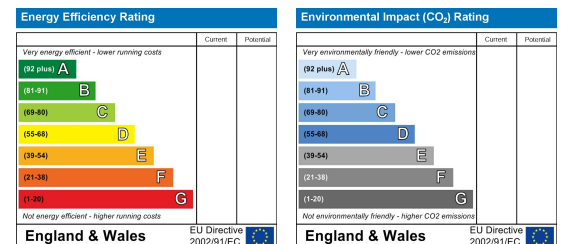
Total floor area 156.1 sq.m. (1,680 sq.ft.) approx

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)

## 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.