

HUNTERS[®]

HERE TO GET *you* THERE



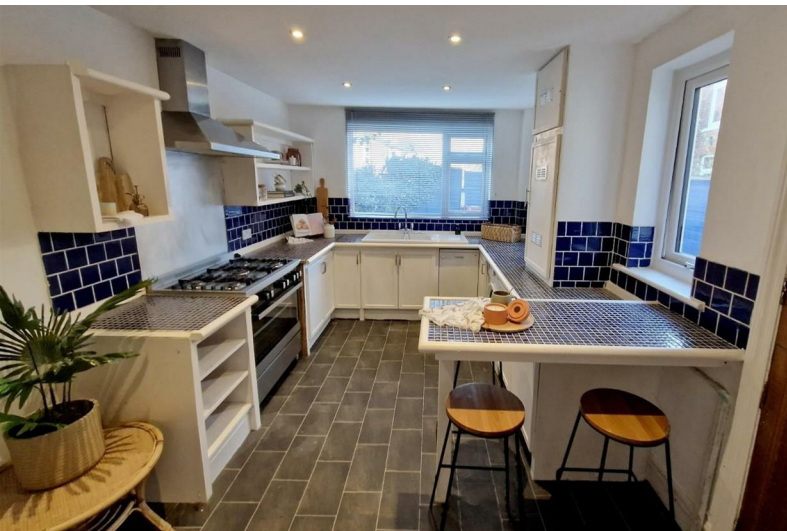
Church Road

Manchester, M22 4WD

Guide Price £300,000



Council Tax: B



61 Church Road

Manchester, M22 4WD

Guide Price £300,000



- NO CHAIN
- OFFERING EASY ACCESS TO M56/M60
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- GREAT TRANSPORT LINKS RUNNING TO THE CITY CENTRE
- BASEMENT
- FREEHOLD
- COUNCIL TAX BAND: B
- EPC: C
- 1380 SQ FOOT

NO CHAIN
FREEHOLD

Situated in a popular location close to the heart of Northenden, three bedroom mid terrace available. The property consists of a spacious living room, dining room, family bathroom, three bedrooms, kitchen, rear garden and basement.

Offering easy access to the M56/M60, a quick commute to Manchester International Airport and Wythenshawe Hospital, great transport links running between the city centre and Manchester International Airport, within 0.2 miles of great local amenities and within 0.6 miles of great local greenery including 270 acre Wythenshawe park.

VIEWINGS HIGHLY RECOMMENDED

GROUND FLOOR

LIVING ROOM

Spacious living room with wooden flooring, gas central heated radiator and double glazed uPVC window.

DINING ROOM

Connected to living room, dining room with wooden flooring, double glazed uPVC window and gas central heated radiator.

KITCHEN

With eye and base level units, breakfast bar, dual aspect double glazed uPVC windows, terracotta tiles under lino flooring and leading to basement.

FIRST FLOOR

MASTER BEDROOM

Spacious master bedroom with built in storage, double glazed uPVC windows, gas central heated radiator and lots of space for bedroom furniture.

SECOND BEDROOM

A further double bedroom with fitted carpets, built in storage, double glazed uPVC windows offering lots of natural light and gas central heated radiator.

THIRD BEDROOM

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

FAMILY BATHROOM

With travertine tiled walls and floor, bath with shower over, low level W/V and double glazed uPVC window.

GARDEN

Paved rear garden with fence boundaries. Ideal for entertaining.



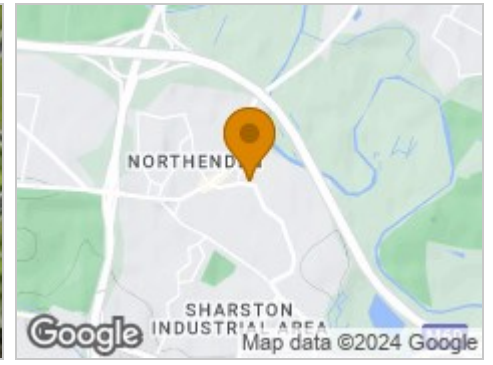
Road Map



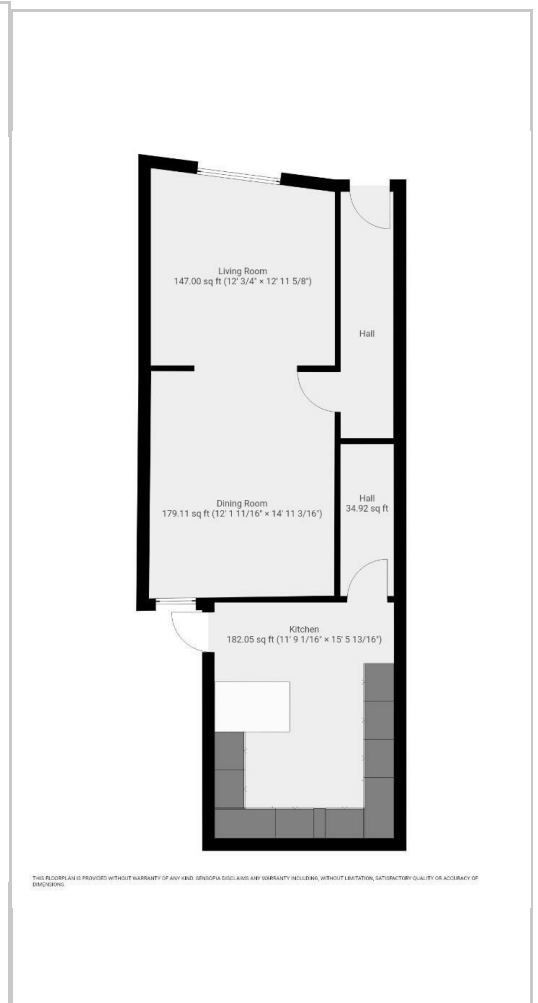
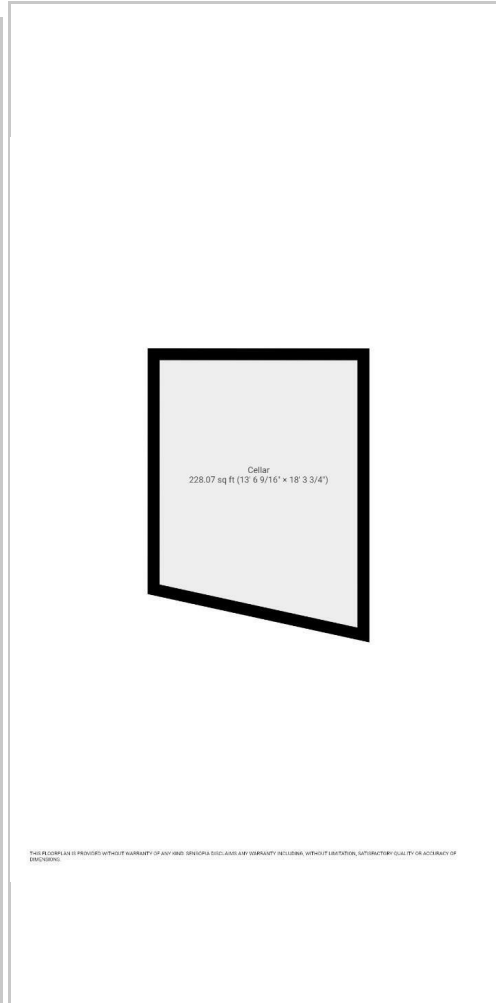
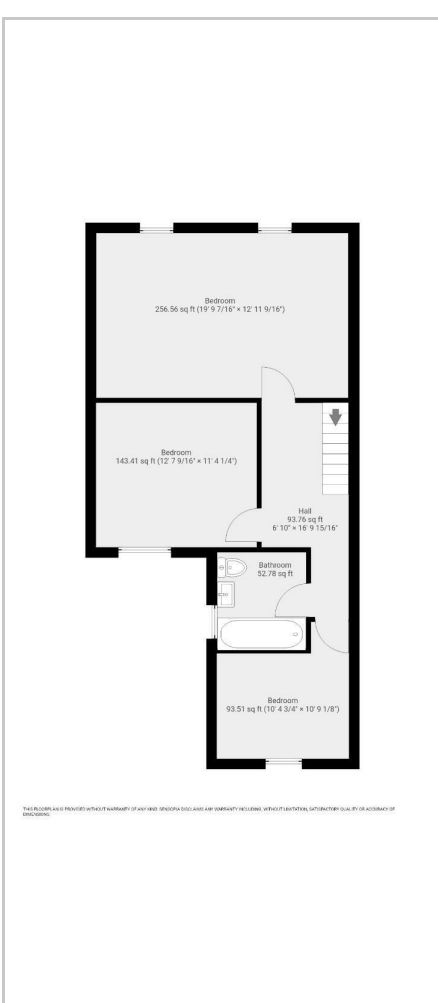
Hybrid Map



Terrain Map



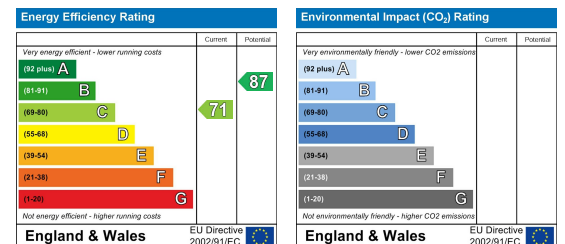
Floor Plan



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.