

HUNTERS[®]

HERE TO GET *you* THERE



Millom Avenue

Manchester, M23 0DB

Offers In The Region Of £270,000



Council Tax:



21 Millom Avenue

Manchester, M23 0DB

Offers In The Region Of £270,000



- SPACIOUS PLOT
- DETACHED GARDEN ROOM WITH INSULATION AND ELECTRICS
- WITHIN 0.5 MILES OF LOCAL METROLINK
- OFFERING EASY ACCESS TO M56/M60
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- FREEHOLD
- EPC: TBC
- COUNCIL TAX BAND: B

SUBSTANTIAL PLOT
DETACHED GARDEN ROOM WITH ELECTRIC AND INSULATION

Attractive two bedroom semi-detached available. The property consists of an open plan dining area and living room, modern kitchen, two double bedrooms, spacious bathroom and large rear garden with detached garden room.

Within 0.8 miles of local Metrolink, offering easy access to the M56/M60, a quick commute to Manchester International airport and Wythenshawe Hospital and within 0.5 miles of great local amenities.

VIEWING HIGHLY RECOMMENDED

GROUND FLOOR

DINING AREA

With hardwood flooring, large double glazed uPVC window offering lots of natural light leading to:

LIVING ROOM

With hardwood flooring, dual aspect uPVC windows and French doors, wood burner, gas central heated radiator and uPVC double glazed French doors leading to rear garden.

KITCHEN

Modern kitchen with eye and base level units, roll top countertop, and double glazed uPVC door leading to rear garden.

FIRST FLOOR

MASTER BEDROOM

Dual aspect master bedroom with uPVC double glazed windows, gas central heated radiator, hardwood flooring and lots of space for bedroom furniture.

SECOND BEDROOM

A further double bedroom with laminate flooring,

double glazed uPVC window and gas central heated radiator.

BATHROOM

With tiled walls, shower, low level W/C, pedestal style sink and double glazed uPVC window.

GARDEN

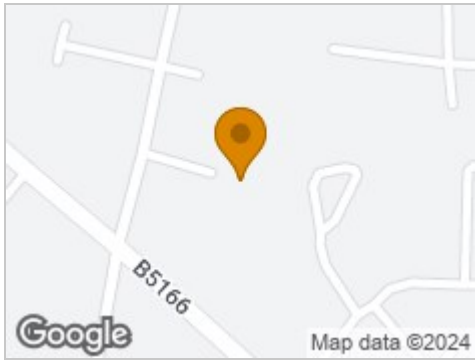
Spacious garden with hedge boundaries. Ideal for entertaining.

GARDEN ROOM

With insulation and electrics, ideal for use as office or gym.



Road Map



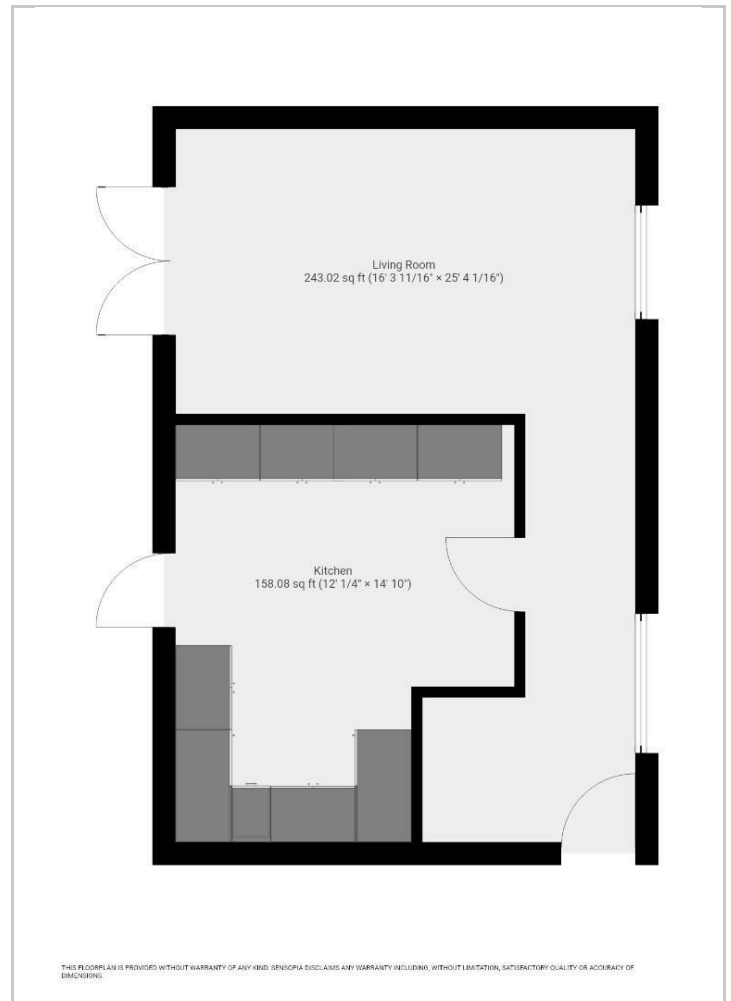
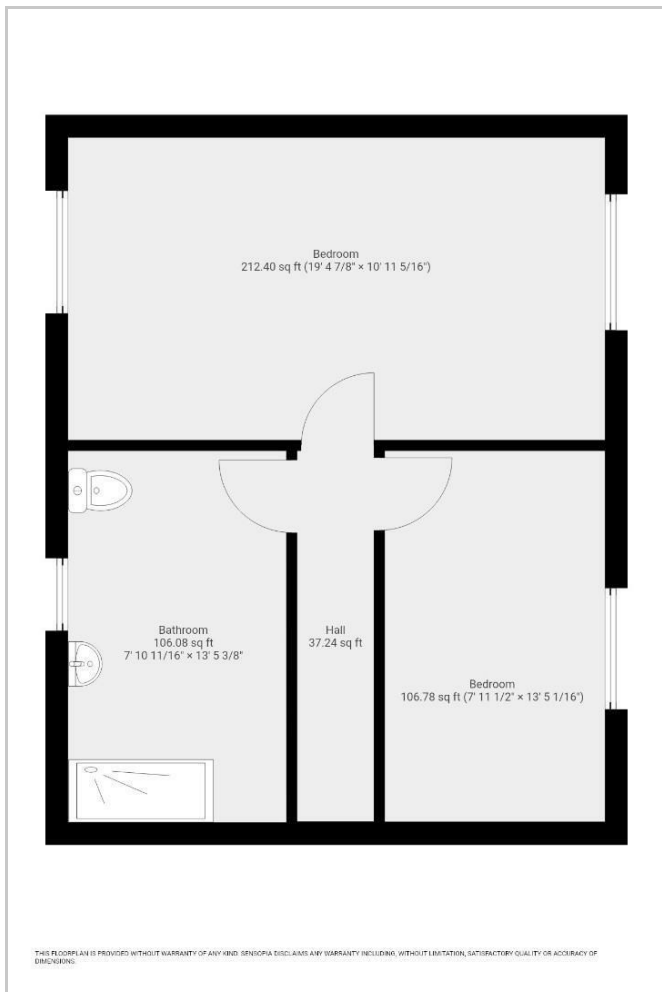
Hybrid Map



Terrain Map



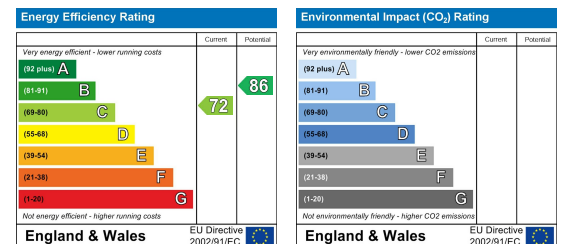
Floor Plan



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.