

HUNTERS®

HERE TO GET *you* THERE



Longley Lane

Manchester, M22 4JH

Offers In The Region Of £350,000



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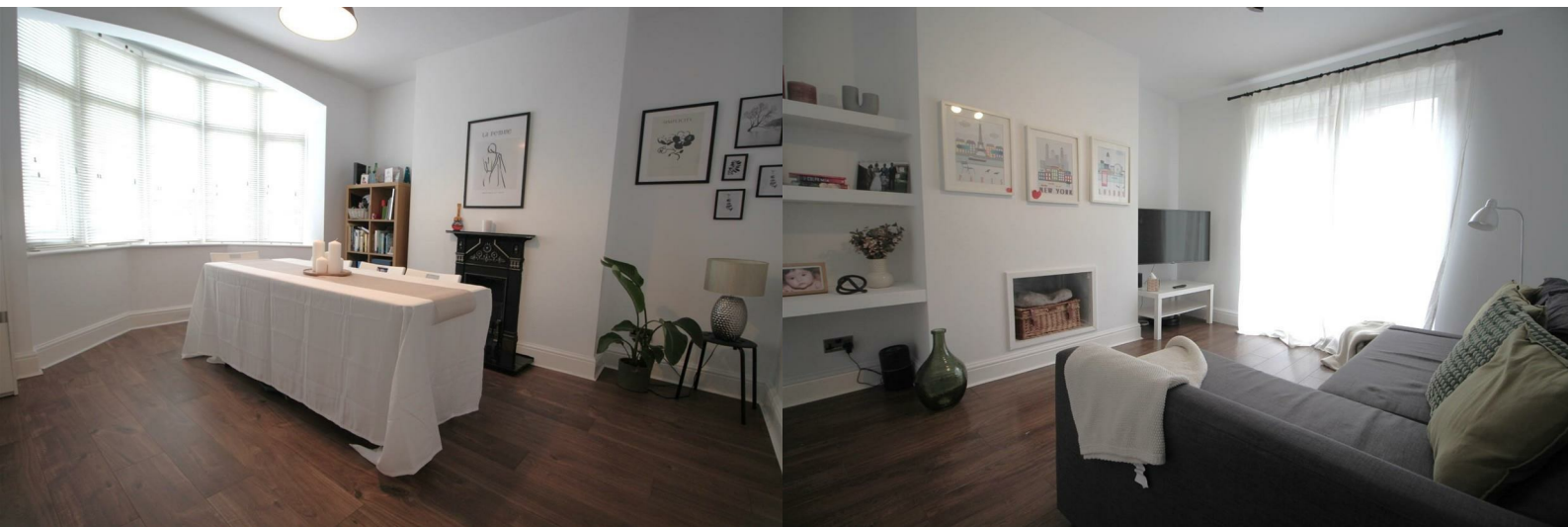


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Council Tax:



46 Longley Lane

Manchester, M22 4JH

Offers In The Region Of £350,000



- OFF ROAD PARKING
- WITHIN 0.2 MILES OF GREAT LOCAL TRANSPORT LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT
- EASY ACCESS TO M56/M60
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- WITHIN 0.3 MILES OF GREAT LOCAL AMENITIES
- EPC: D
- COUNCIL TAX BAND: C
- LEASEHOLD BALANCE OF 999 YEARS
- GROUND RENT: TBC

OFF ROAD PARKING
GREAT TRANSPORT LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT

Attractive family home situated in a popular location available. The property consists of a living room, dining room, modern kitchen, three bedrooms, family bathroom, off road parking and rear garden.

Within 0.2 mile of great transport links running between the city centre and Manchester International Airport, offering easy access to the M56/M60, a quick commute to Wythenshawe Hospital, within 0.5 miles of the picturesque view of the wier on the river Mersey and within 0.3 miles of great local amenities.

IDEAL FAMILY HOME
VIEWING HIGHLY RECOMMENDED

GROUND FLOOR

HALLWAY

Spacious hallway with laminate flooring, under the stairs storage and gas central heated radiator.

LIVING ROOM

Well presented living room with double glazed uPVC doors leading to the rear garden, feature fireplace and gas central heated radiator.

DINING ROOM

With laminate flooring, double glazed uPVC bay window, gas central heated radiator and feature fireplace.

KITCHEN

With eye and base level units, roll top countertop, stainless steel sink with mixer tap, double glazed uPVC window and plumbing for washing machine.

FIRST FLOOR

MASTER BEDROOM

Spacious master bedroom with laminate flooring, double glazed bay window and gas central heated radiator.

SECOND BEDROOM

A further double bedroom with laminate flooring, double glazed uPVC window and gas central heated radiator.

THIRD BEDROOM

Third bedroom with double glazed uPVC window, gas central heated radiator and laminate flooring. Ideal for use as office or nursery.

BATHROOM

Family bathroom with bath with shower over, tiled walls, pedestal style sink, low level W/C and gas central heated towel rail.

GARDEN

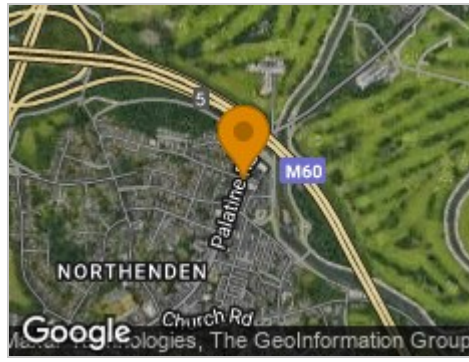
Lawned and paved rear garden with fence boundary and patio. Ideal for entertaining.



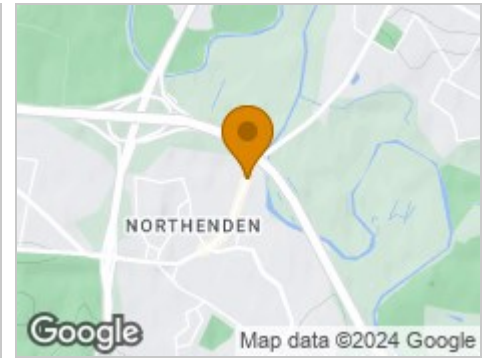
Road Map



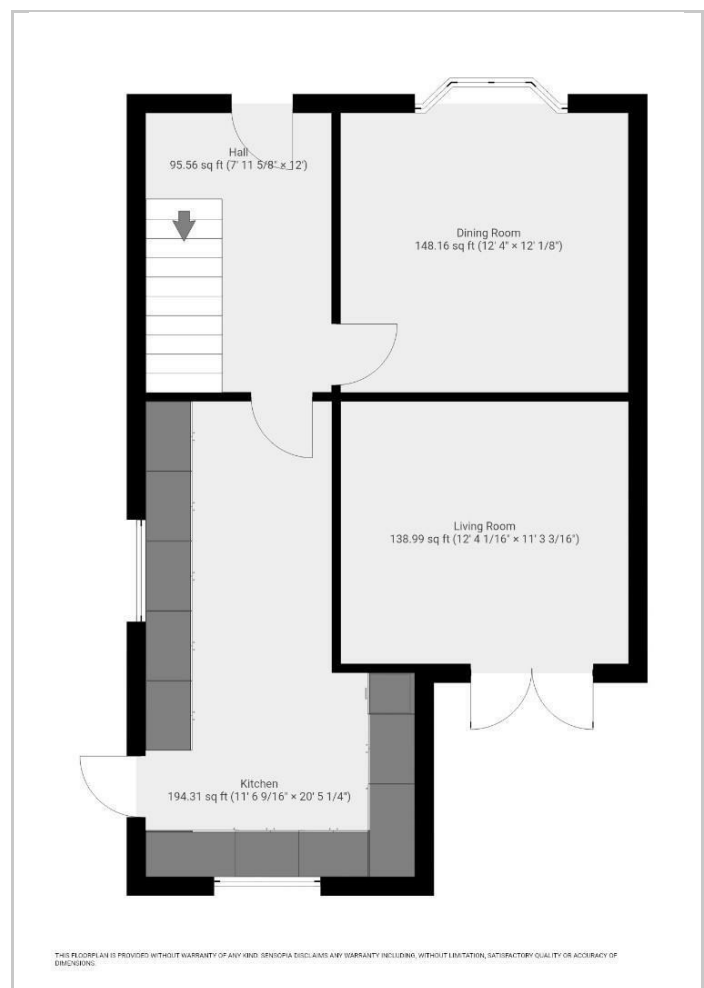
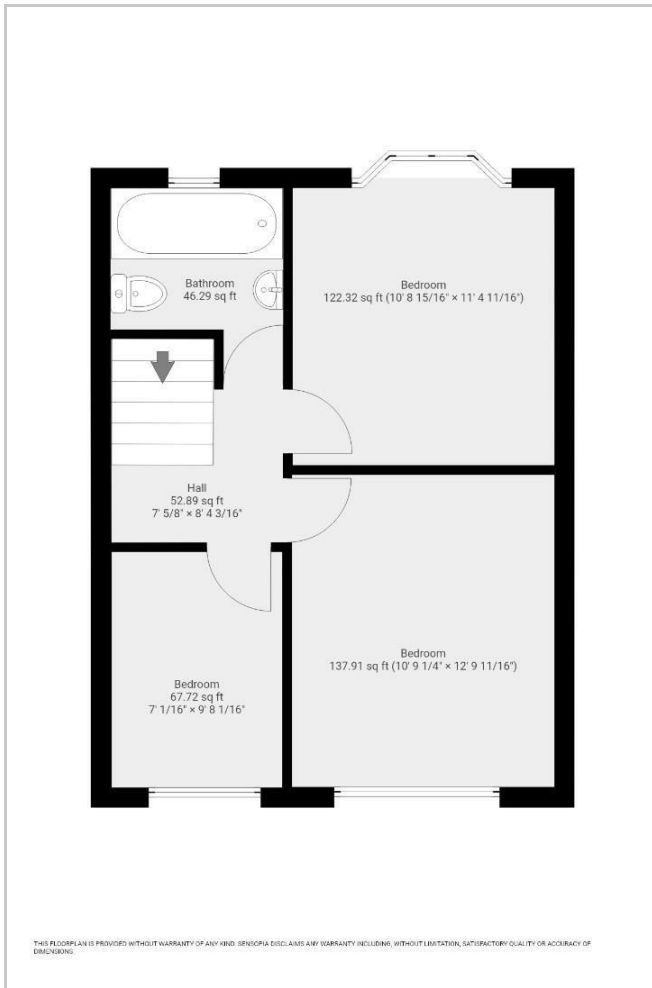
Hybrid Map



Terrain Map



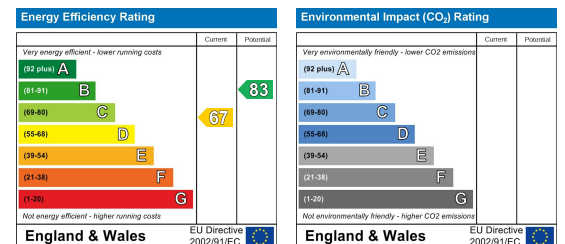
Floor Plan



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.