

HUNTERS[®]

HERE TO GET *you* THERE



Piper Hill Avenue

Manchester, M22 4DZ

Offers In The Region Of £280,000



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Council Tax: B



22 Piper Hill Avenue

Manchester, M22 4DZ

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- FREEHOLD
- OFF ROAD PARKING
- QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- EASY ACCESS TO M56/M60
- WITHIN 0.4 MILES OF LOCAL AMMENITIES
- EPC: C
- COUNCIL TAX BAND: B

OFF ROAD PARKING
FREEHOLD

Situated in a leafy location, family home available. Consisting of a spacious living room, kitchen, downstairs W/C, conservatory, lawned and paved rear garden, three bedrooms, family bathroom and off road parking.

Offering easy access to the M56/M60, a quick commute to Manchester International Airport and Wythenshawe hospital, within 0.4 miles of great links running between the city centre and Manchester International airport and within 0.5 miles of the picturesque view of the wier on the river Mersey and within 0.3 miles of great local amenities.

VIEWING HIGHLY RECOMMENDED

GROUND FLOOR

LIVING ROOM

Spacious living room with tiled flooring, double glazed uPVC windows and gas central heating

KITCHEN

With eye and base level units, toll top countertop, plumbing for washing machine and double glazed uPVC window.

DOWNSTAIRS W/C

CONSERVATORY

With laminate flooring and double glazed uPVC windows.

FIRST FLOOR

MASTER BEDROOM

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

SECOND BEDROOM

A further double bedroom with fitted wardrobes, double glazed uPVC window and gas central heated radiator.

THIRD BEDROOM

Third bedroom with gas central heated radiator and double glazed uPVC window.

BATHROOM

With bath with shower over and pedestal style sink.

GARDEN

Spacious rear garden with terrace, ideal for entertaining.



Road Map



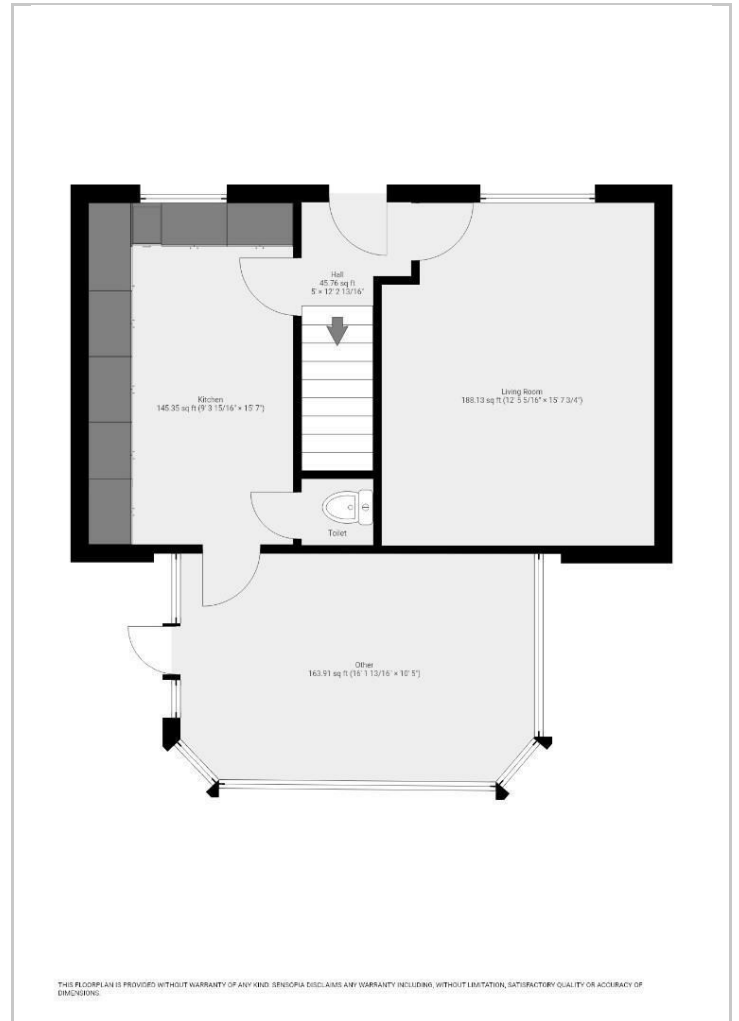
Hybrid Map



Terrain Map



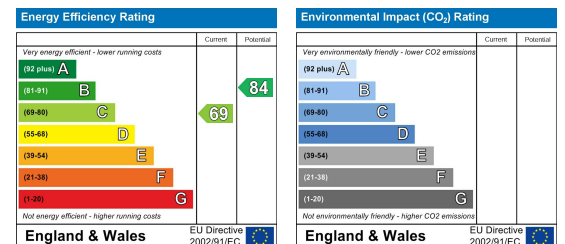
Floor Plan



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.