



HUNTERS[®]
HERE TO GET *you* THERE

Shawdene Road, Manchester M22 4BU

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Offers In Excess Of £300,000

- Semi-detached
- Large driveway-off road parking
- Spacious Garden
- Garage
- Within 0.7 miles of local amenities
- EPC- C
- Leasehold - 910 years
- Ground Rent - TBC
- Council Tax Band C
- Great transport links to Manchester airport and city centre

SPACIOUS GARDEN LARGE DRIVEWAY

A lovely family home situated in a popular residential estate close to the heart of Northenden centre.

A spacious dual aspect living room with lots of light, front facing dining room and a modern kitchen. Three bedrooms, one family bathroom and large garden to the rear perfect for children. Off road parking and garage.

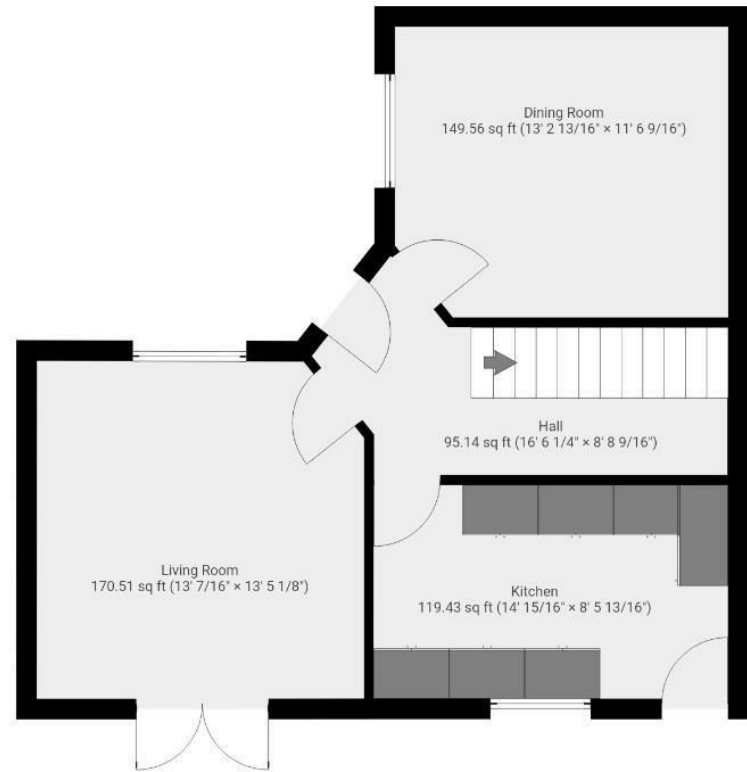
Offering easy access to the M56/M60, a quick commute to Manchester airport, within walking distance (0.7 miles) of local amenities and great transport links to Manchester city centre.

VIEWING HIGHLY RECOMMENDED

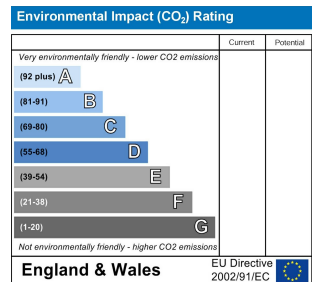
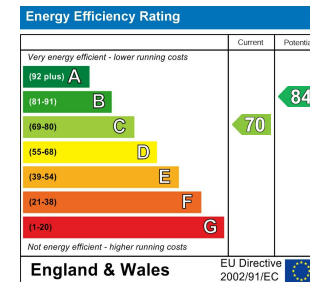
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Living Room

Spacious dual aspect living room with solid wood flooring and period feature fireplace. Double glazed PVC windows with French doors leading to the garden patio area.

Dining Room

Front facing dining room with solid wood flooring. Comfortably fits a large family dining table and chairs. Double glazed PVC windows. Gas central heated radiator.

Kitchen

Rear facing kitchen with marble styled tops and solid wood flooring. Modern kitchen units in a classic sage colour, double oven and stylish electric hob.

Master bedroom

Spacious master bedroom with fitted carpet and large double glazed window overlooking the rear garden area. Gas central heated radiator.

Second bedroom

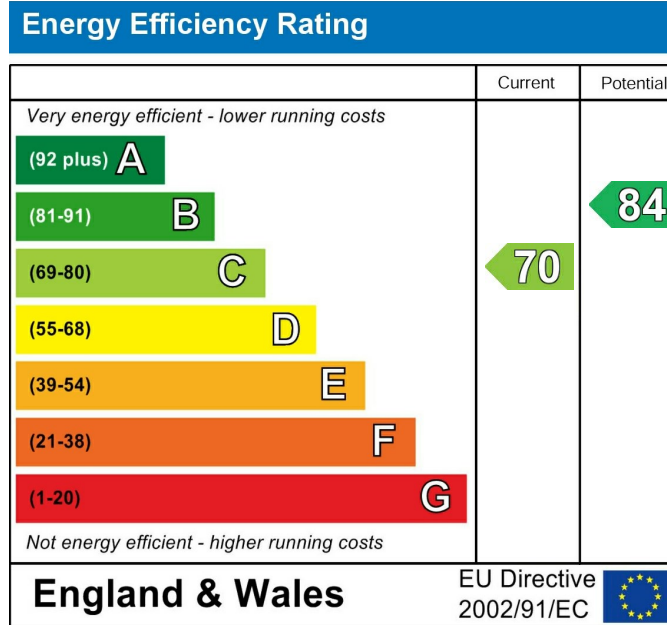
Spacious double bedroom with fitted carpet and large double glazed window overlooking the front garden area. Gas central heated radiator.

Bathroom

Family bathroom with WC, sink and bath with an overhead shower. Fully tiled floor and walls. Chrome taps and fixtures.

Third bedroom

Rear facing study/ nursery room with fitted carpet. Gas central heated radiator.



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. 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.







