

HUNTERS[®]

HERE TO GET *you* THERE



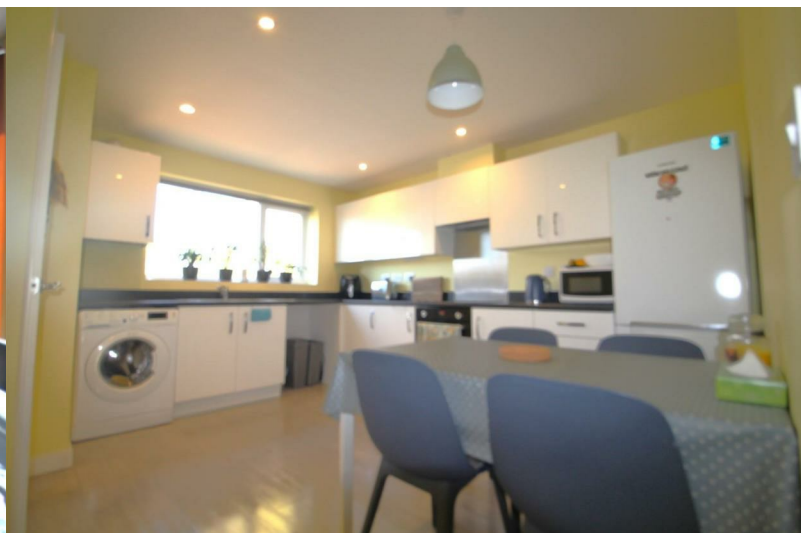
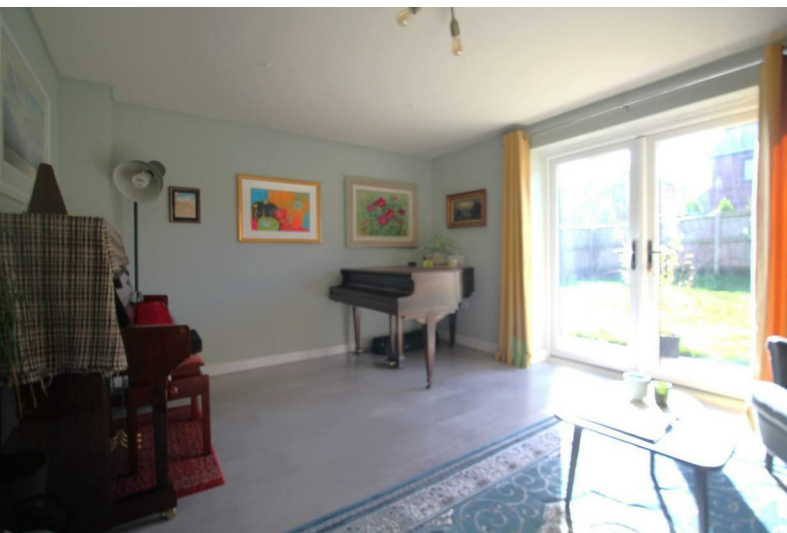
Reabrook Avenue

Manchester, M12 5LL

Offers In The Region Of £300,000



Council Tax:



27 Reabrook Avenue

Manchester, M12 5LL

Offers In The Region Of £300,000



- NO CHAIN
- WITHIN 0.6 MILES OF LOCAL TRAIN STATION
- OFF ROAD PARKING
- DOWNSTAIRS W/C, EN-SUITE AND FAMILY BATHROOM
- LEASEHOLD 244 YEARS REMAINING
- COUNCIL TAX BAND: B
- GROUND RENT: PEPPERCORN
- VIEWING HIGHLY RECOMMENDED
- EPC: B

OFF ROAD PARKING
NO CHAIN

Family home available. The property consists of a spacious kitchen, living room, downstairs W/C, three bedrooms, family bathroom, en-suite, off road parking and lawned and paved rear garden.

Situated within 0.6 miles of the local train station offering great links, viewings are highly recommended on this family home.

GROUND FLOOR

KITCHEN

Spacious kitchen with eye and base level units, laminate flooring, double glazed uPVC window and leading to:

DOWNSTAIRS W/C

With low level W/C and pedestal style sink.

LIVING ROOM

With large double glazed uPVC French doors and gas central heated radiator.

SECOND FLOOR

MASTER BEDROOM

Spacious master bedroom with double glazed uPVC window, gas central heated radiator leading to:

EN-SUITE

En-suite with low level W/C, pedestal style sink and shower.

SECOND BEDROOM

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

THIRD BEDROOM

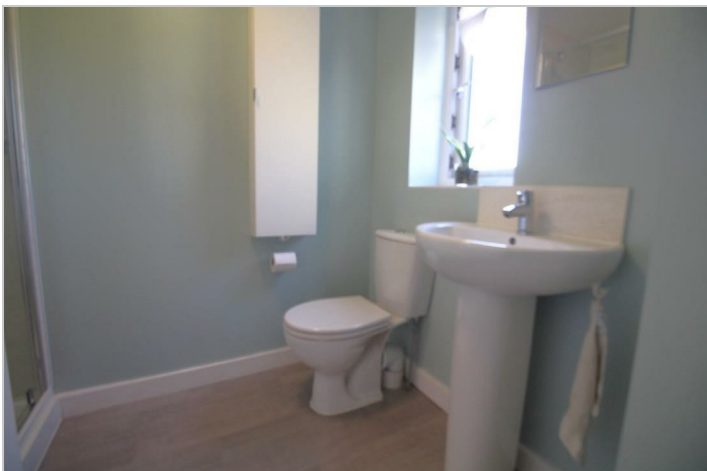
Third bedroom with laminate flooring, double glazed uPVC window and gas central heated radiator.

BATHROOM

Family bathroom with bath with shower over, low level W/C, pedestal style sink and low level W/C.

GARDEN

Lawned and paved rear garden with high fence boundaries. Ideal for entertaining.



Road Map



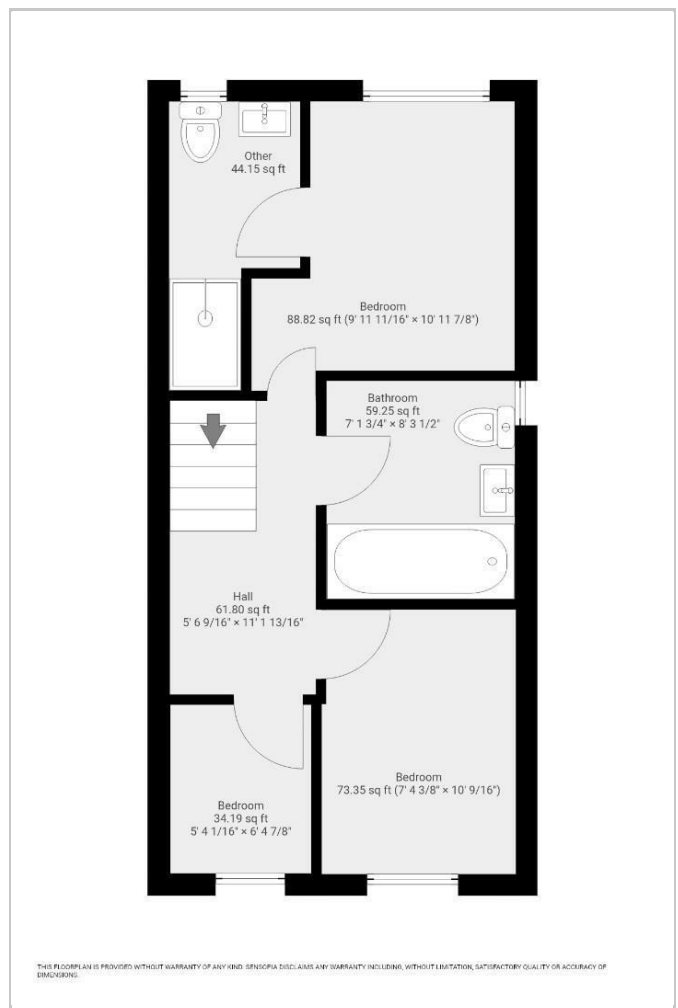
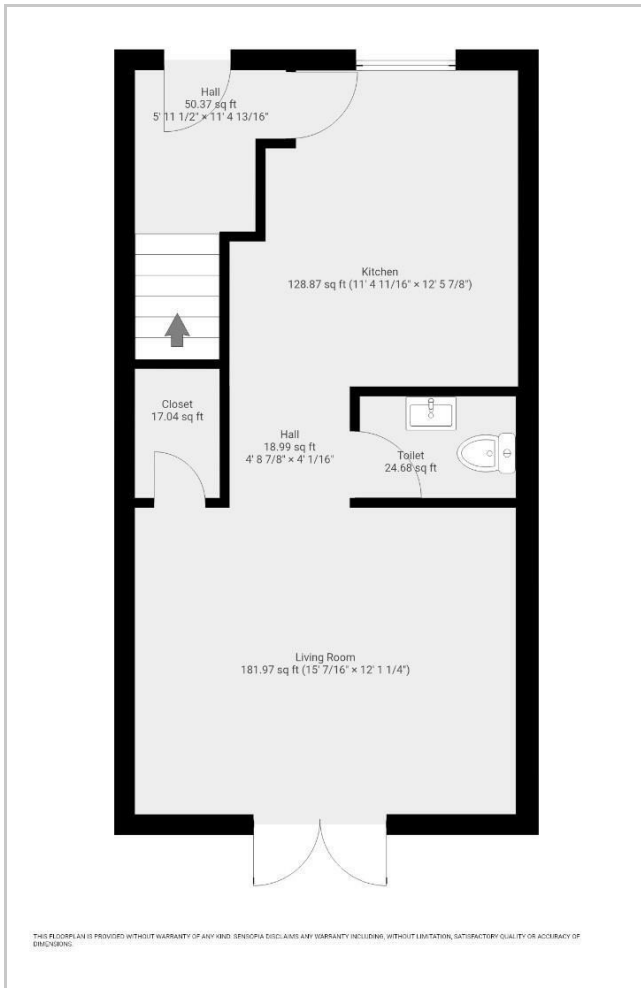
Hybrid Map



Terrain Map



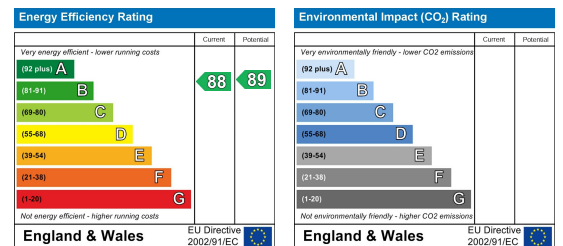
Floor Plan



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.