

# HUNTERS<sup>®</sup>

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## Redwood House

Church Road, Manchester, M22 4NT

Asking Price £60,000



Council Tax:



# Flat 23 Redwood House

Church Road, Manchester, M22 4NT

Asking Price £60,000



- OVER 60'S
- IN THE HEART OF NORTHEENDEN VILLAGE
- ALLOCATED CAR PARK
- 24 HOUR MONITORED PERSONAL SAFETY
- CLOSE TO MANCHESTER AIRPORT
- EPC: C
- COUNCIL TAX BAND: A
- SERVICE CHARGE - £2,100 P/A
- GROUND RENT - £162 P/M
- LEASEHOLD - 90 YEARS REMAINING

Retirement apartment in the HEART OF NORTHEENDEN VILLAGE with secure entry and communal parking this property comprises of a large living room, fully fitted kitchen with appliances, a double bedroom with fitted wardrobes and a large bathroom with walk in shower cubicle. Purpose built development for residents over the age of 60 with 24 hour monitored personal safety alarm system and a warden on site. ideally situated in the heart of Northenden Village and located close to all major transport links.  
New carpets and decoration to be done throughout.  
Viewing Highly Recommended.

property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

## BATHROOM

With bath, low level w/c, pedestal style sink and shower.

## KITCHEN

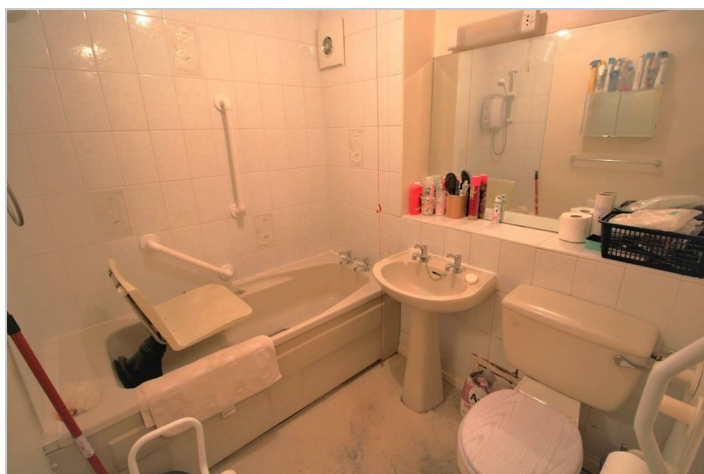
Kitchen with eye and base level units, double glazed uPVC window, roll top counter top, washing machine and stainless steel sink with mixer tap.

## LIVINGROOM

Spacious living room, fully carpeted, double glazed uPVC window and dining area

## BEDROOM

Fully carpeted double bedroom with uPVC double glazed window.



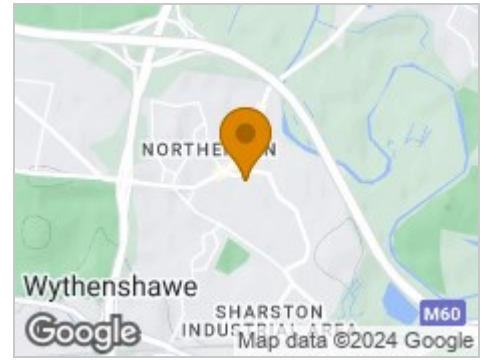
## Road Map



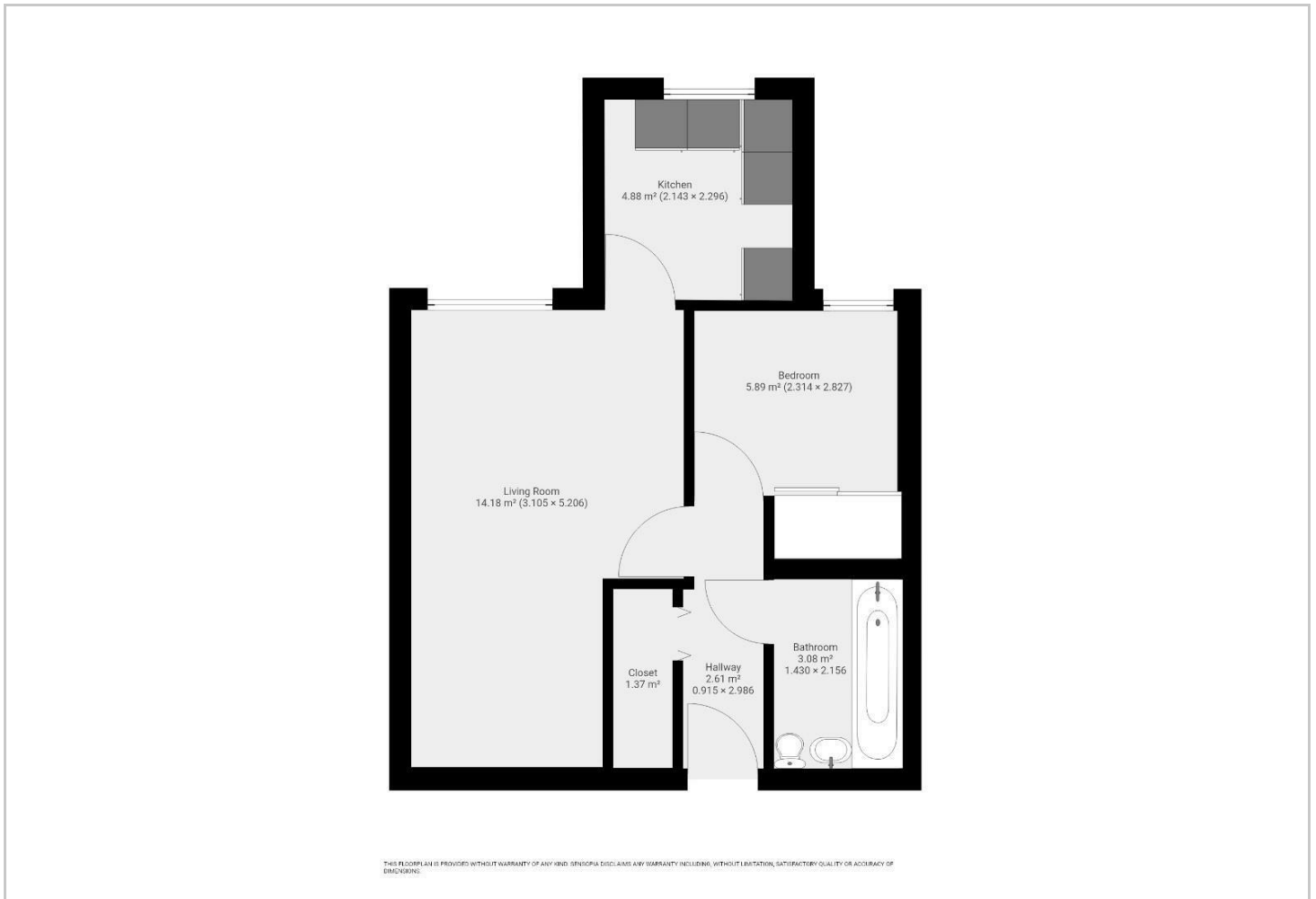
## Hybrid Map



## Terrain Map



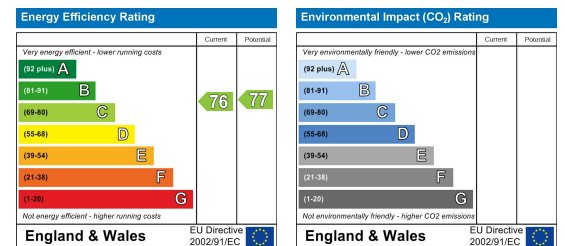
## Floor Plan



## 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.