

HUNTERS[®]

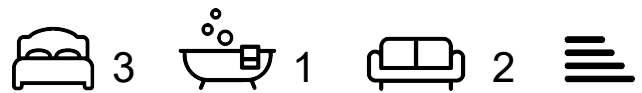
HERE TO GET *you* THERE



Moor Road

Manchester, M23 9BQ

£330,000



Council Tax: C



19 Moor Road

Manchester, M23 9BQ

£330,000



- DRIVEWAY AND GARAGE
- WITHIN 0.1 MILE OF LOCAL METROLINK
- OFFERING GREAT TRANSPORT LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT
- SPACIOUS PLOT WITH WRAP AROUND GARDEN
- WITHIN 0.4 MILES OF GREAT LOCAL AMENITIES INCLUDING RETAIL PARK, SCHOOLS, PUBS, AND GOLF COURSE
- QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- WITHIN 0.5 MILES OF WYTHENSHAW PARK
- FREEHOLD
- EPC: D
- COUNCIL TAX BAND: C

OFF ROAD PARKING AND DRIVEWAY
WITHIN 0.1 MILES OF LOCAL METROLINK

Situated in a popular family location with generously apportioned wrap around garden. The property consists of a spacious hallway with under the stairs storage, living and dining room, modern kitchen with eye and base level units, three bedrooms, family bathroom, separate W/C, spacious lawned and paved rear garden and driveway with garage.

Situated within 0.1 miles of local Metrolink, offering easy access to the M56/M60, a quick commute to Manchester International Airport and Wythenshawe Hospital, within 0.4 miles of great local amenities and within 0.5 miles of local greenery, including the 270 Acre Wythenshawe Park.

OPEN DAY ON SATURDAY 10TH!! REGISTER YOUR INTEREST TODAY.

VIEWING BY APPOINTMENT ONLY

GROUND FLOOR

HALLWAY

Spacious hallway with under the stairs storage, gas central heated radiator and laminate flooring leading to:

LIVING ROOM

Fully carpeted living room with feature fireplace, gas central heated radiator, double glazed uPVC bay window offering lots of natural light and connected to dining area.

DINING ROOM

Attractive fully carpeted dining area with gas central heated radiator and double glazed uPVC sliding doors leading to the patio. The patio is ideal for sunny morning breakfasts.

KITCHEN

Modern kitchen with eye and base level units, two double glazed uPVC garden facing windows, four ring gas hob, plumbing for both a dishwasher and a washing machine, stainless steel sink with mixer tap and part tiled walls.

FIRST FLOOR

MASTER BEDROOM

Fully carpeted master bedroom with gas central heated radiator and uPVC double glazed bay window facing picturesque local greenery.

SECOND BEDROOM

A further fully carpeted double bedroom with garden facing uPVC double glazed window, gas central heated radiator and tasteful decorative wall panelling.

THIRD BEDROOM

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

SEPERATE W/C

Low level W/C with frosted double glazed uPVC window.

FAMILY BATHROOM

Modern family bathroom with bath with shower over, pedestal style sink, tiled walls, frosted uPVC window and heated towel rail.

GARDEN

Generously apportioned lawned and paved rear with seating area, with hedge boundaries offering great privacy and established planting beds. Ideal for entertaining. Wrapping around the whole house this garden will receive the sun throughout the day.

DRIVEWAY AND GARAGE

Driveway with spacious garage easily fitting most modern cars. With storage area to the back with lots of potential for use as gym or workshop.



Road Map



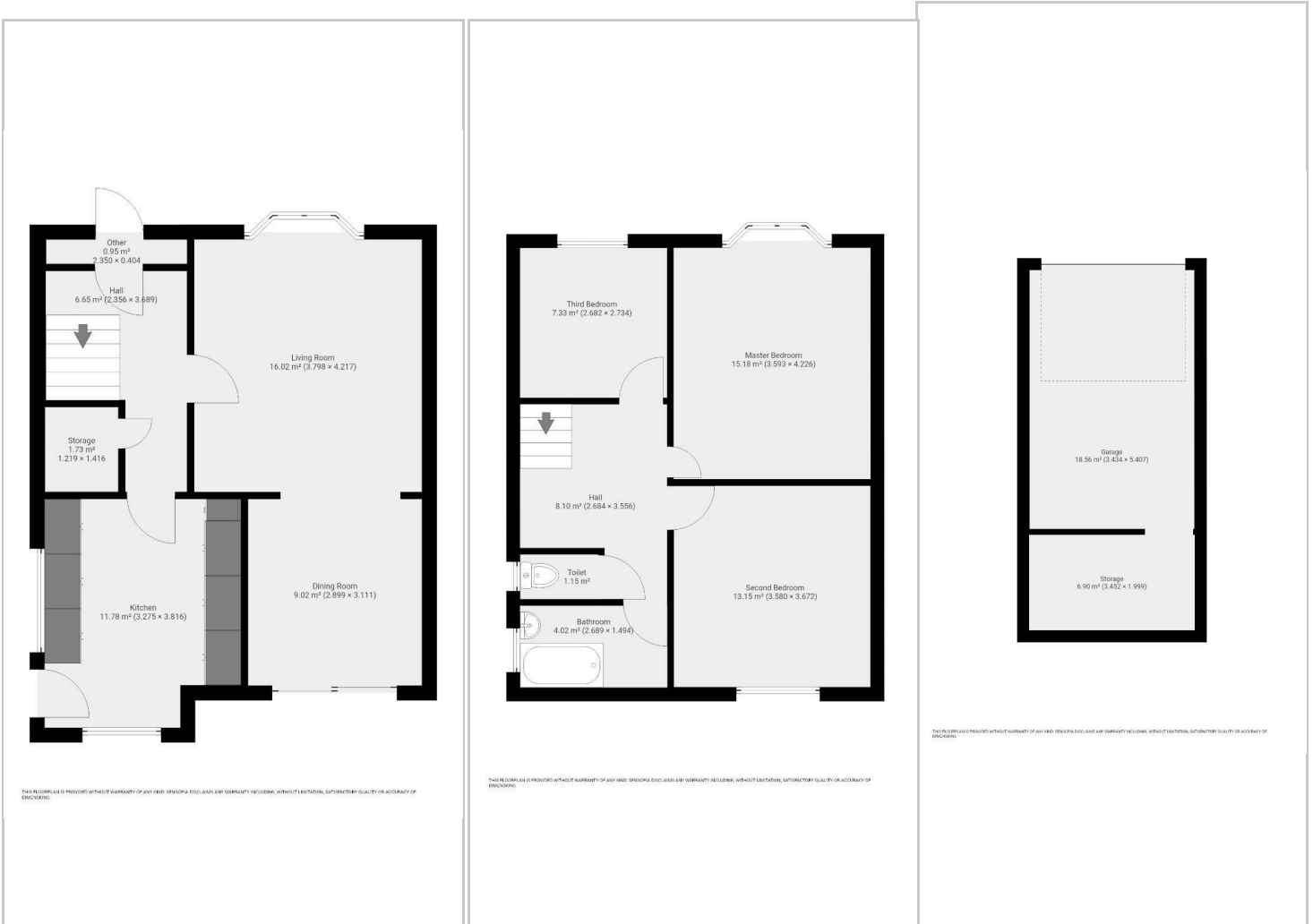
Hybrid Map



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.