

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bampton Road

Manchester, M22 1NH

Asking Price £300,000



Council Tax:



# 17 Bampton Road

Manchester, M22 1NH

Asking Price £300,000



- NO CHAIN
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING
- WITHIN 0.9 MILES OF LOCAL METROLINK
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- GREAT TRANSPORT LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT
- EPC: C
- FREEHOLD
- COUNCIL TAX BAND: A

NO CHAIN  
FREEHOLD

Hunters are proud to present this stunning newly refurbished four bedroom family home finished to a high standard. The property comprises of a entrance hall, spacious open plan living room through to dining room and newly fitted modern kitchen with entrance to the luxurious shower room. To the first floor three double bedrooms and a further single bedroom, luxurious family bathroom with three piece suite comprising low level wc, pedestal wash and basin and bath with shower over. The property benefits from the good sized rear garden, driveway with off road parking, Combi boiler and Upvc double glazed windows through out.

Within 0.9 miles of local Metrolink, a quick commute to Manchester International Airport and Wythenshawe hospital, great transport links running to the city centre and Manchester International Airport and within 0.5 miles of great local amenities.

VIEWING HIGHLY RECOMMENDED

## GROUND FLOOR

### ENTRANCE HALL

A spacious and light entrance hall with stairs to first floor, laminate flooring throughout with access to living room and with gas central heated radiator.

### LIVING ROOM

A beautifully refurbished living room with, laminate flooring, white walls through to the dining area and gas central heated radiator.

### KITCHEN DINER

A fully fitted kitchen with a range of base and eye level units, integrated fridge freezer, washing machine, dishwasher, ample cupboard storage space, space for a dining table and access to the rear door and luxurious shower room.

### DOWNSTAIRS SHOWER ROOM

A luxurious shower room with pedestal wash hand basin, shower cubicle and low level WC.

## FIRST FLOOR

### MASTER BEDROOM

13'3" x 10'6" (4.03 x 3.19)

A spacious double bedroom with storage cupboards and fitted carpet.

### BEDROOM TWO

11'6" x 11'0" (3.51 x 3.35)

A double bedroom with fitted carpet.

### BEDROOM THREE

9'3" x 7'3" (2.82 x 2.22)

A further double bedroom with fitted carpet.

### BEDROOM FOUR

8'11" x 7'1" (2.72 x 2.15)

A single bedroom with fitted carpet and storage cupboard.

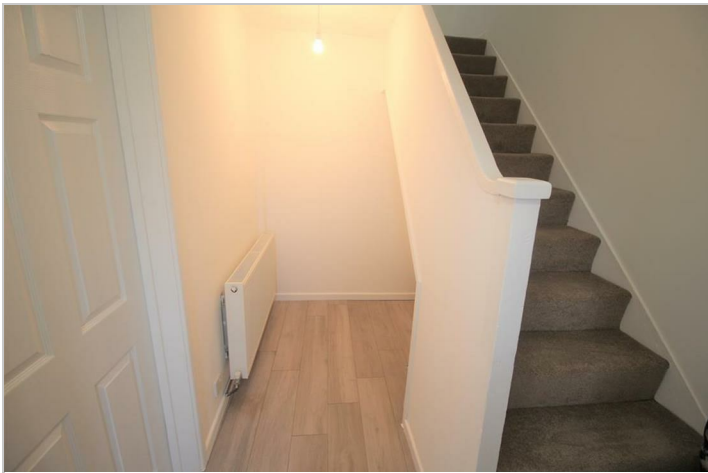
### FAMILY BATHROOM

8'0" x 5'5" (2.44 x 1.65)

Modern luxurious bathroom with bath with shower over, pedestal wash hand basin and low level WC and fully tiled.

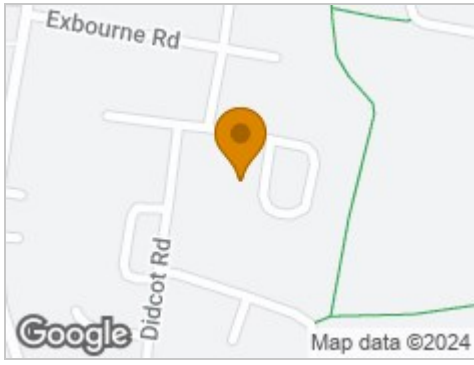
### GARDEN

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





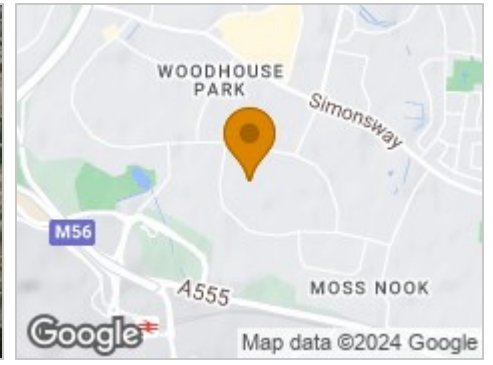
## Road Map



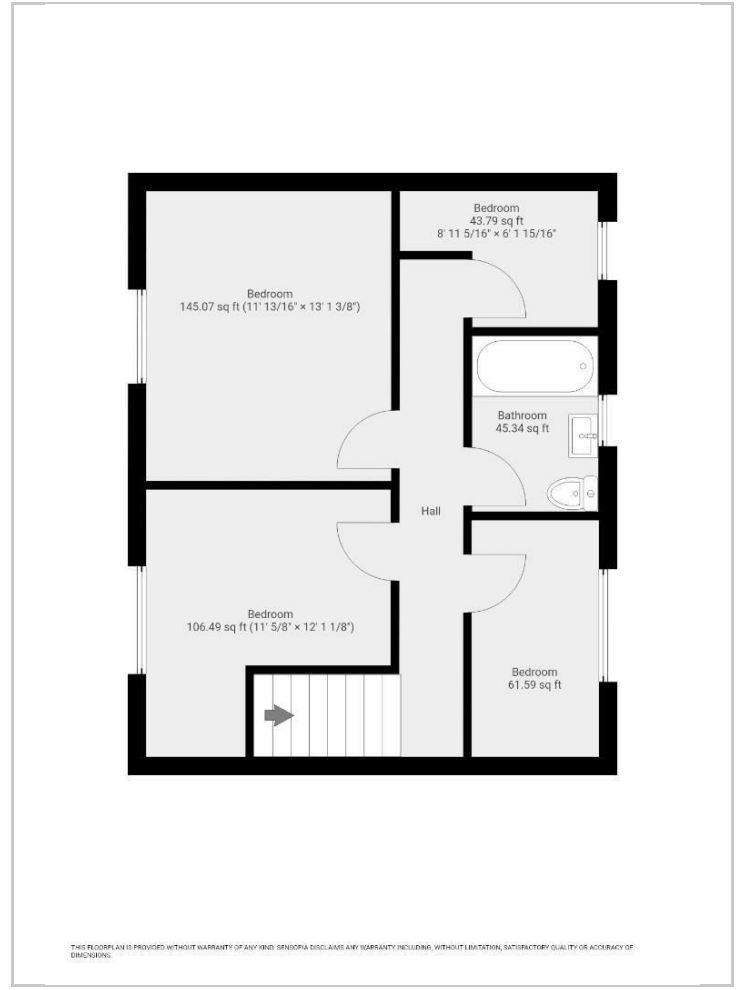
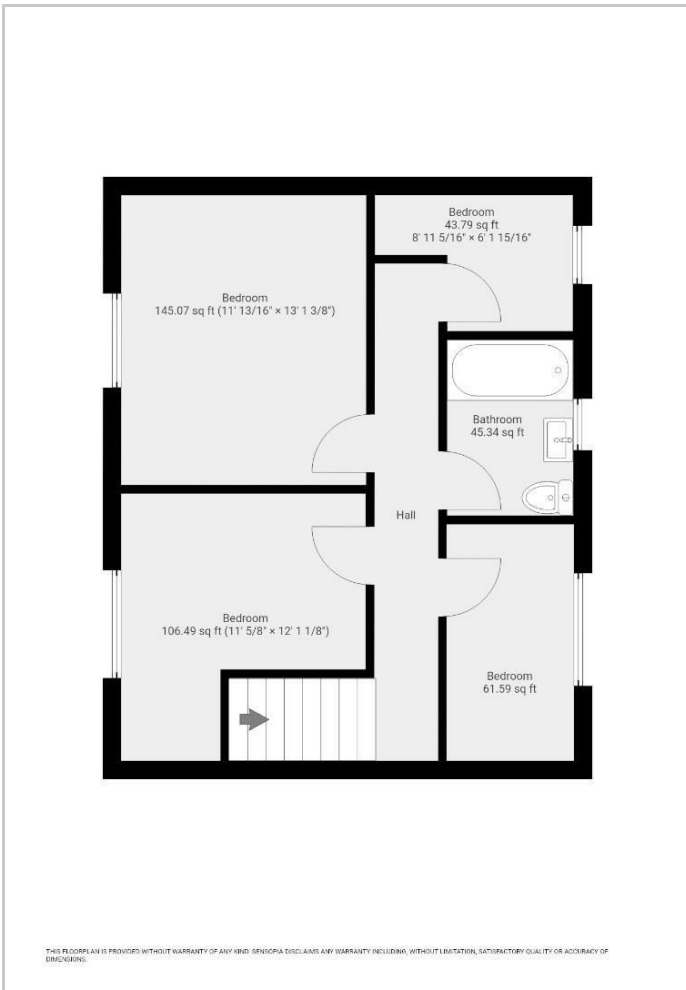
## Hybrid Map



## Terrain Map



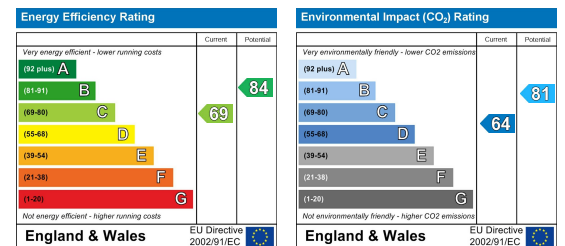
## Floor Plan



## Viewing

Please contact our Hunters South Manchester Lettings 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.