

# HUNTERS<sup>®</sup>

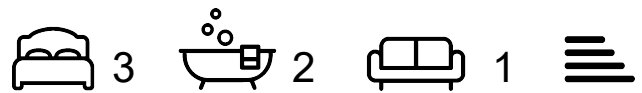
HERE TO GET *you* THERE



Fellpark Road

Brooklands, M23 0EX

£250,000



Council Tax: A



# 9 Fellpark Road

Brooklands, M23 0EX

£250,000



- FREEHOLD
- COUNCIL TAX BAND A
- EPC B
- 0.4 MILES TO LOCAL SHOPS
- 0.2 MILES TO WYTHENSHAW SPORTS GROUND
- CLOSE ACCESS TO M56/M60 MOTORWAY
- 0.5 MILES TO METROLINK
- GOOD TRANSPORT LINKS TO THE CITY CENTRE

FREEHOLD

0.5 MILES TO METROLINK

A lovely 3-bed family home situated in the popular area of Brooklands. Great links to the motorway and catchment area for local schools. The house consists of a good size living room and spacious kitchen come dining area with French double door leading to the outside patio area. It also boasts 2 bathrooms which is an unusual extra feature for this type of property.

Please call Hunters South Manchester to book a viewing on 0161 945 900

## LIVING ROOM

good size living room and fireplace with gas central heating, fully carpeted and UPVC windows

## KITCHEN

Kitchen come dining area with UPVC French doors leading to the patio area and access to the garden. Gas central heating and UPVC windows.

## DOWNSTAIRS FAMILY BATHROOM

Bathroom with wash basin, WC and walk-in shower, fully tiled and heated towel rail and frosted UPVC window

## MASTER BEDROOM

Nice size double bedroom with in built closet space, carpets gas central heated radiator and UPVC windows

## SECOND BEDROOM

Double bedroom with in built closet space, carpets gas central heated radiator and UPVC windows

## THIRD BEDROOM

Bedroom with in built closet storage, gas central heated radiator, carpeted and UPVC window on looking the front driveway.

## BATHROOM

Wash basin, WC and corner shower.

## GARDEN

Lovely garden with patio area. Ideal for entertaining.



## Road Map



## Hybrid Map



## Terrain Map



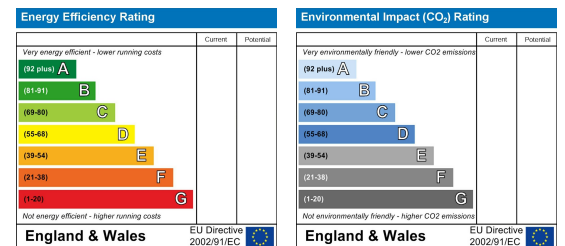
## Floor Plan



## 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.