

# HUNTERS<sup>®</sup>

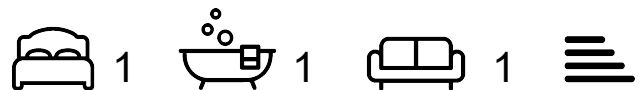
HERE TO GET *you* THERE



## Bagnall Walk

Manchester, M22 4LN

Offers In The Region Of £150,000



Council Tax: A



# 21 Bagnall Walk

Manchester, M22 4LN

Offers In The Region Of £150,000



- OVERLOOKING GREENERY & FIELDS
- 150 YARDS TO ROSEHILL COMMUNITY FARM & GARDEN
- COUNCIL TAX BAND A
- EPC C
- EASY ACCESS TO M56/M60 MOTORWAY
- GOOD TRANSPORT LINKS TO WYTHENSHAW HOSPITAL & MANCHESTER AIRPORT
- GOOD TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- LEASEHOLD REMAINING YEARS 120 YEARS REMAINING
- SERVICE CHARGE GROUND RENT £110 PER MONTH
- SERVICE CHARGE & GROUND RENT PAID TILL APRIL 2025

OVERLOOKING GREENERY & FIELDS  
COUNCIL TAX BAND A  
SERVICE CHARGE & GROUND RENT PAID TILL APRIL 2025

A one bedroom apartment residing in the lovely heart of Northenden village. Situated on the first floor and overlooking fields and greenery and consisting of a reception/lounge, kitchen and bathroom. Double glazed UPVC glazed windows through-out the property.



## LIVING ROOM

A living room with a double glazed UPVC window, laminated wooden flooring and gas central heating.

## BEDROOM

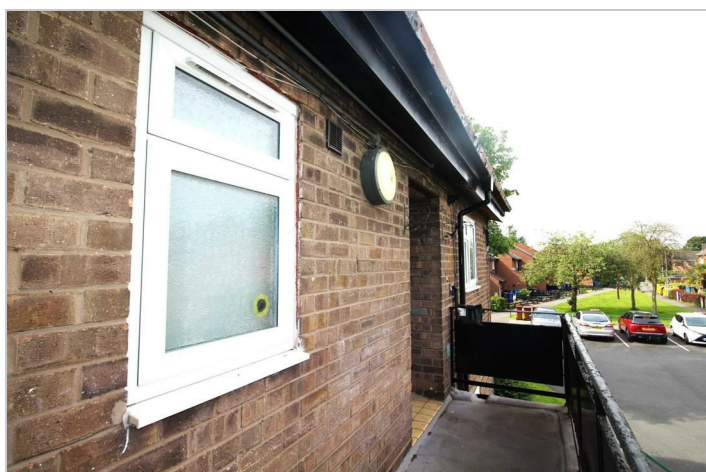
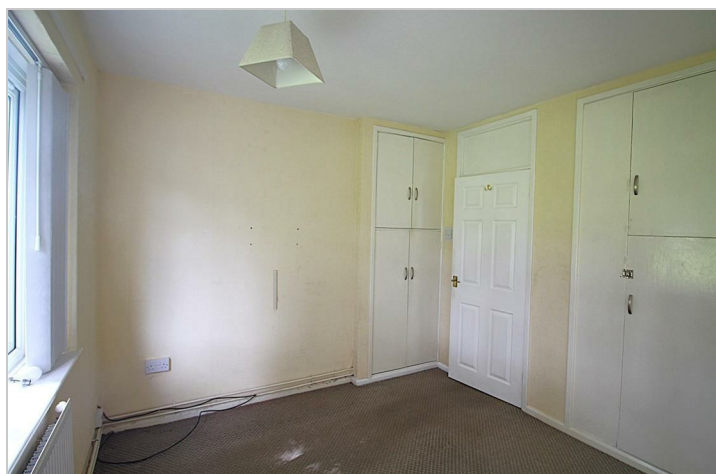
Bedroom with fully fitted carpet, UPVC double glazed windows and gas central heating radiator.

## KITCHEN

Plenty of cupboard space with laminated wooden flooring, decorative tiling. and UPVC double glazed windows

## BATHROOM

Bathroom with a bath and overhead shower, wash basin and WC and tiled walls.



## Road Map



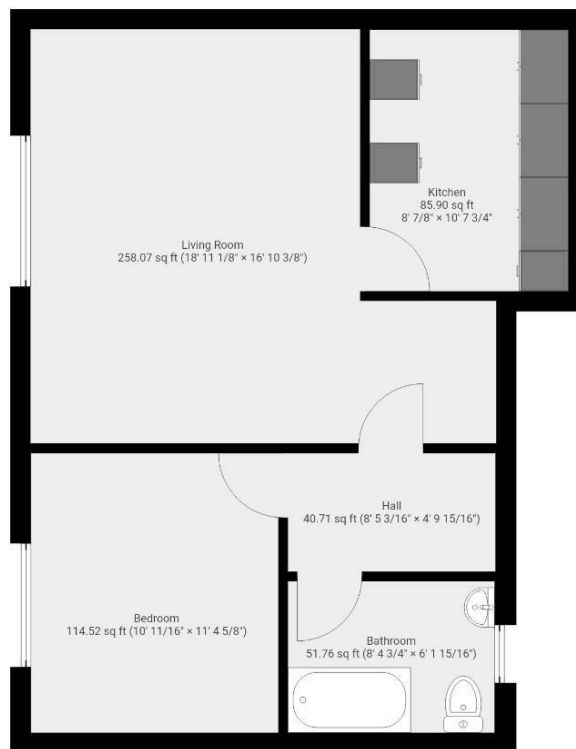
## Hybrid Map



## Terrain Map



## Floor Plan

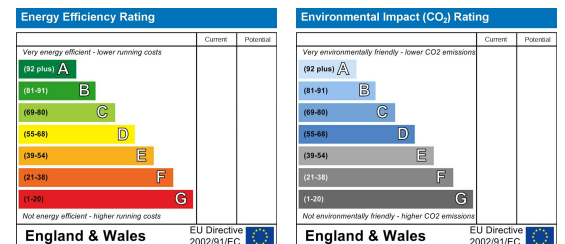


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## Viewing

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.