

HUNTERS[®]

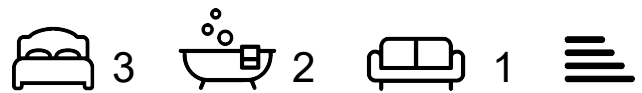
HERE TO GET *you* THERE



Hollyhedge Avenue

Manchester, M22 8JZ

Asking Price £190,000



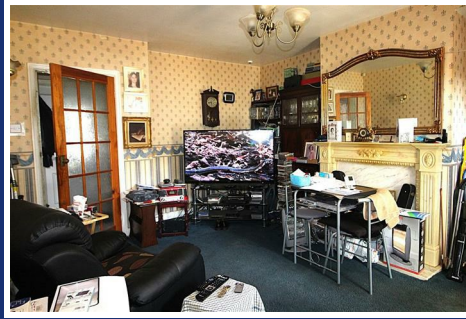
Council Tax: A



1 Hollyhedge Avenue

Manchester, M22 8JZ

Asking Price £190,000



- FREEHOLD
- LARGE DRIVEWAY FOR USE OF MULTIPLE CARS/VAN
- COUNCIL TAX BAND A
- OUTSIDE STORAGE
- BOTH FRONT & REAR GARDEN SPACE
- 1.0 MILE DISTANCE FROM WYTHENSHAWE HOSPITAL
- EASY ACCESS to M56/M60 MOTORWAY
- EPC TBC

We are delighted to bring to the market a 3 bedroom semi-detached house on a large corner plot. The house has a lovely cottage feel with a driveway large enough for 4 cars or option to extend. It has both a front garden and a paved garden to the rear. The property consists of a hallway, living room with an opening leading to the kitchen. The living room has glass patio doors opening to the garden. Upstairs the property has two double bedrooms and a third single bedroom and bathroom. Ideally located for access to Wythenshawe hospital, Manchester airport and access to M56/M60 motorway. Council Tax Band A, EPC TBC.

LIVING ROOM

Fully carpeted living room with feature marble fireplace and mantelpiece. Glass sliding patio doors that open to the rear garden.

KITCHEN

Tiled kitchen floor with feature wooden beams, oven and gas hob and modern Worcester boiler with gas central heating.

MASTER BEDROOM

double bedroom with fully fitted carpets and double glazed UPVC windows

BEDROOM TWO

Double bedroom onlooking the rear of the property with fully fitted carpets and UPVC double glazed windows.

THIRD BEDROOM

Single bedroom/ study with fully fitted carpets and UPVC double glazed windows

BATHROOM

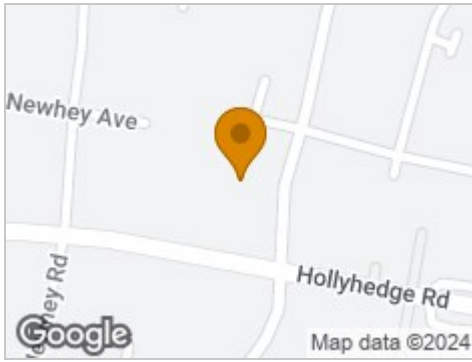
Bathroom with corner shower, wash basin and WC, lino flooring and UPVC double glazed windows

GARDEN

Fully flagged garden with a outdoor shed unit ideal for storage. Corner plot with a great bonus of extra space/large driveway



Road Map



Hybrid Map



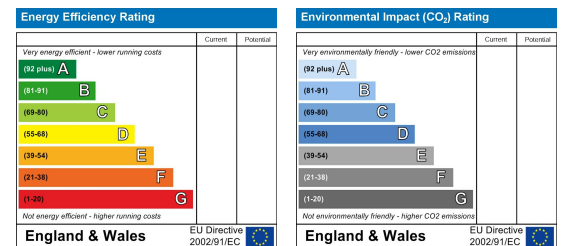
Terrain Map



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.