

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Livingston Avenue

Wythenshawe, Manchester, M22 1BY

Offers In The Region Of £240,000



3



2



1



Council Tax:



# 49 Livingston Avenue

Wythenshawe, Manchester, M22 1BY

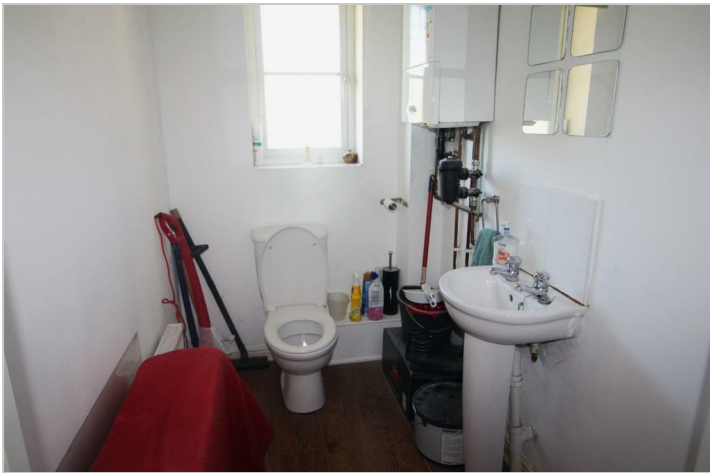
Offers In The Region Of £240,000



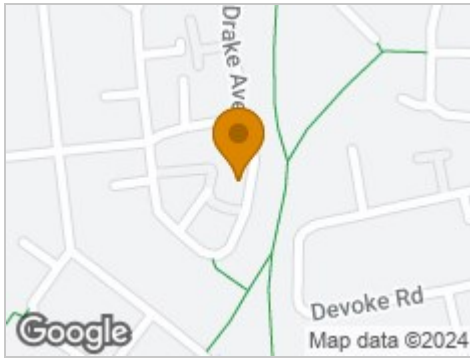
- WITHIN 1.1 MILES OF LOCAL METROLINK
- WITHIN 0.8 MILES OF LOCAL AMMENITIES
- QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- GREAT TRANSPORT LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT
- OFF ROAD PARKING
- COUNCIL TAX BAND B
- EPC: D
- FREEHOLD

A lovely 3- bed family home situated on a quiet residential estate. The property is facing a communal green within walking distance to local amenities and is situated perfectly for travelling to Wythenshawe Hospital and Manchester Airport. The property comes with off-road parking, with off road parking to the rear.

The property consists of a living room kitchen, downstairs W/C, 3 bedrooms one with a en-suite and a family bathroom.



## Road Map



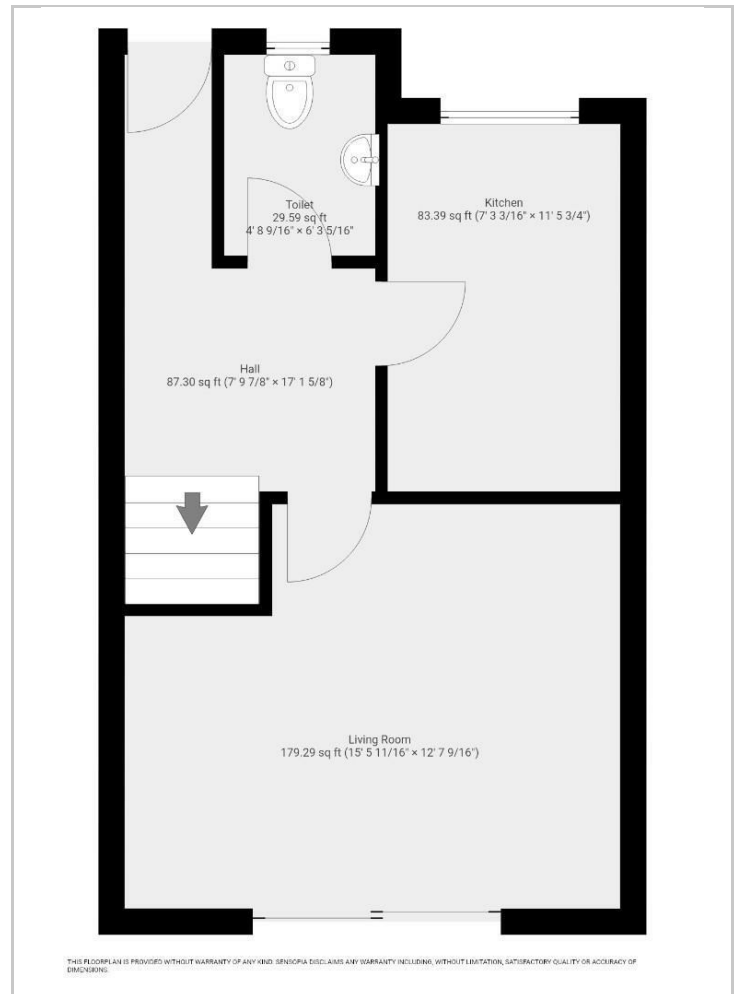
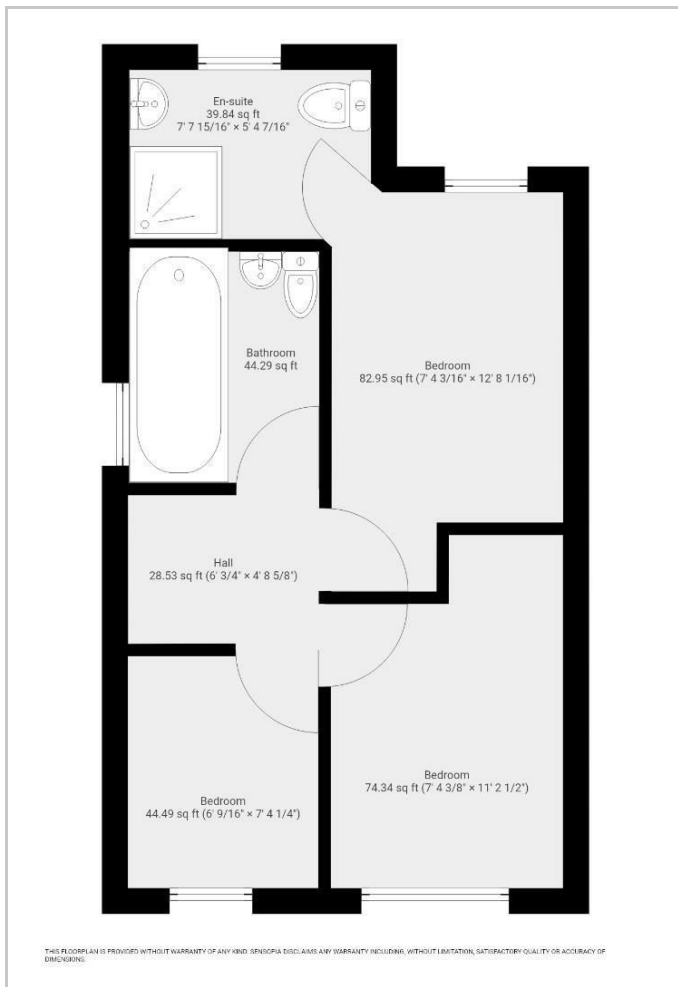
## Hybrid Map



## Terrain Map



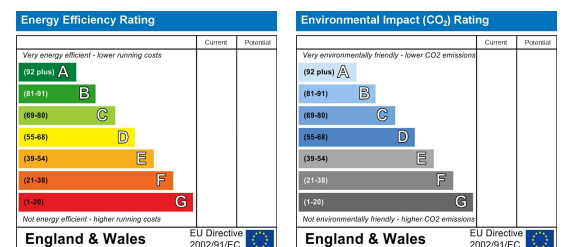
## Floor Plan



## 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.