

# HUNTERS<sup>®</sup>

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## Oakcliffe Road

Manchester, M23 1DA

£150,000



Council Tax: B



# 70 Oakcliffe Road

Manchester, M23 1DA

£150,000



GROUND FLOOR APARTMENT  
CLOSE TO WYTHENSHAW PARK  
LEASEHOLD 978 YEARS REMAINING

A commodious and bright two bedroom ground floor flat with one bathroom in the popular residential area of Baguley, constituency of Wythenshawe. Situated in a modern block (early 2000's) ideal for first time buyers and investors.

The apartment consists of a spacious living area French double doors leading to the outside garden area. A open plan styled kitchen dining area, two good size both double bedrooms and a good size family bathroom .

Beautifully positioned for walks to Wythenshawe park and close to multiple Metrolinks and easy access to the M56/M60 motorways. The flat is a leasehold with 978 years still remaining.  
VIEWING HIGHLY RECOMMENDED

- LEASEHOLD WITH 978 YEARS REMAINING
- 1.3 MILES TO WYTHNSHAW HOSPITAL
- WALKING DISTANCE TO WYTHENSHAW PARK
- EASY ACCESS TO M56/M60 MOTORWAY
- 0.5 MILES TO NEAREST METROLINK
- SHORT COMMUTE TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND B
- SERVICE CHARGE: £2,800 PER ANNUM
- GROUND RENT: £74 PER ANNUM

### Living Room

A spacious living area with French double-glazed UPVC doors that lead to the outside garden. Laminated flooring throughout.

### Kitchen/ Dining Area

Plenty of space for a 4 seating dining table and chairs. Installed oven and electric hob and double glazed UPVC window.

### Master Bedroom

A good sized double bedroom with fully fitted carpets and electric heater. Double aspect windows and fitted floor to ceiling cupboards.

### Second Bedroom

A double bedroom with fully fitted carpet and UPVC double glazed window

### Bathroom

A spacious sized bathroom consisting of bath with overhead shower, W/C and wash basin. Stylish and modern grey tiles.



## Road Map



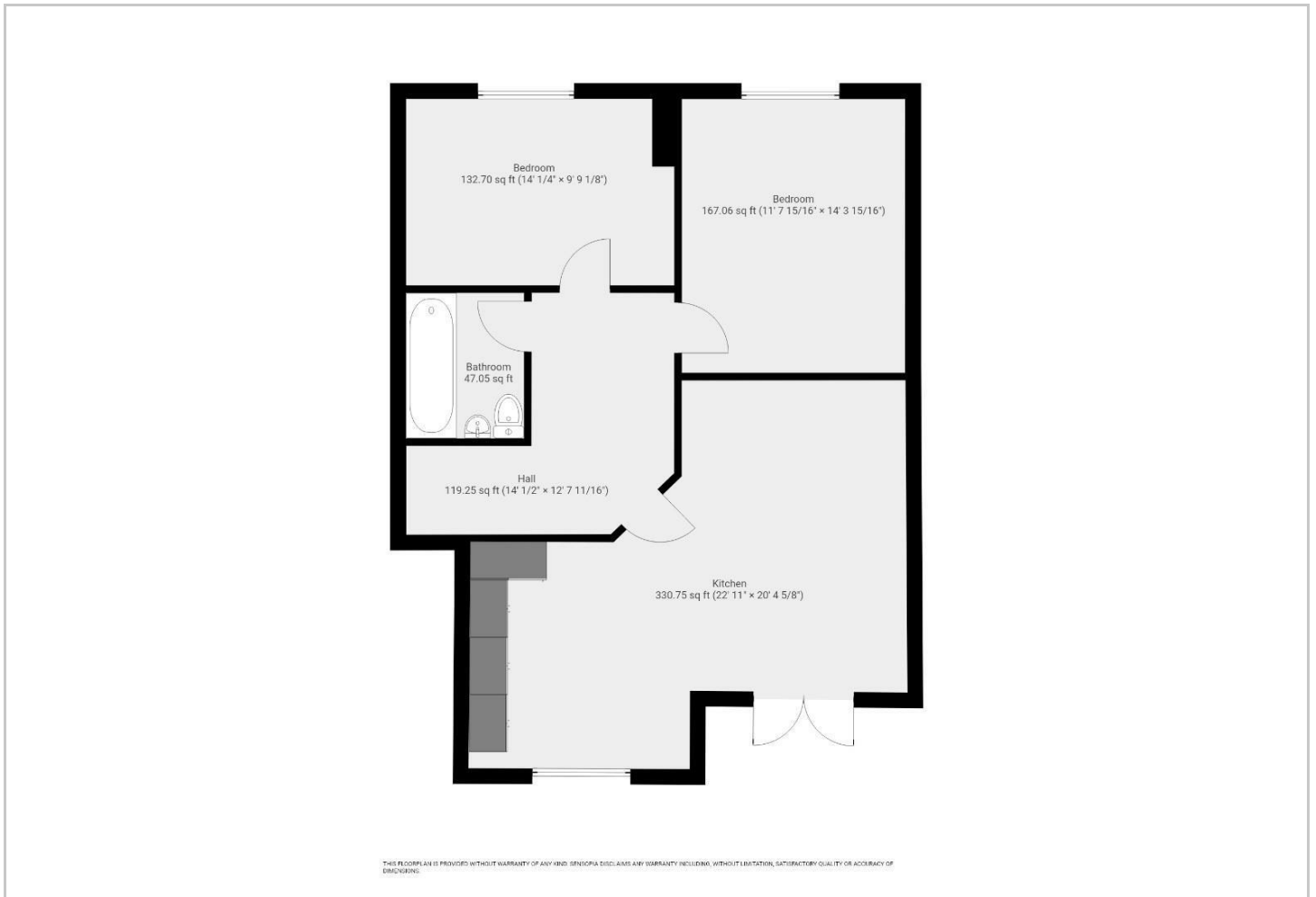
## Hybrid Map



## Terrain Map



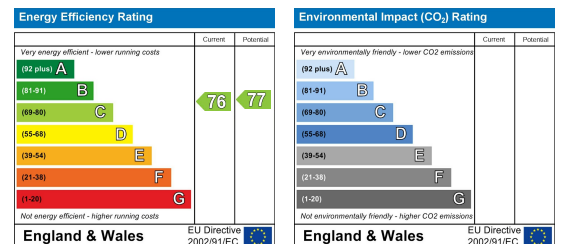
## Floor Plan



## 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.