

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



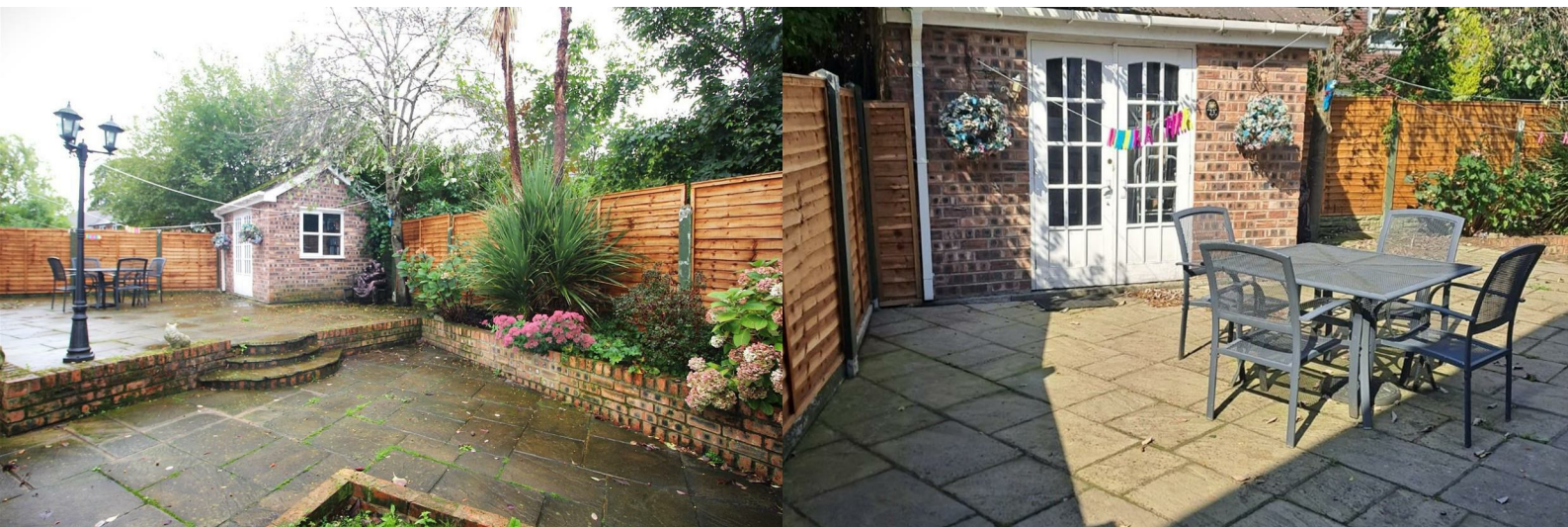
## Merewood Avenue

Manchester, M22 8DP

Offers In The Region Of £260,000



Council Tax:





# 23 Merewood Avenue

Manchester, M22 8DP

Offers In The Region Of £260,000



- NO CHAIN
- DRIVEWAY SUITABLE FOR MULTIPLE CARS
- LARGE BACK GARDEN
- SUMMER HOUSE
- 2 MILES TO WYTHENSHAW HOSPITAL
- WITHIN 0.2 MILES OF GREAT TRANSPORT LINKS RUNNING TO THE CITY CENTRE
- QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- EPC: C
- FREEHOLD
- COUNCIL TAX BAND: A

NO CHAIN  
FREEHOLD

A family home with large plot available. Consisting of a spacious living room, dining room, kitchen, three bedrooms, family bathroom and spacious rear garden with summer house.

Situated within 0.2 miles of great transport links running to the city centre, a quick commute to Manchester International Airport and Wythenshawe Hospital, within 0.6 miles of the local Metrolink and offering easy access to the M56/M60.

VIEWING HIGHLY RECOMMENDED!!!

### LIVING ROOM

Cosy living room with fireplace as the centrepiece of the room. Laminated wooden flooring through-out and modern spotlights fitted. UPVC double glazed windows fitted.

### KITCHEN

A part tiled kitchen with tiled flooring and plenty of counter top and cupboard space comprising of a oven, fan extractor and gas hob. There is also access to the back garden through a double glazed UPVC door.

### DINING ROOM

A lovely light and bright dining room connected to the kitchen that gives the area a nice open feel. Laminated wooden flooring and UPVC double glazed windows.

### MASTER BEDROOM

A double bedroom with fully fitted carpet and plenty of fully fitted cupboard space and double glazed UPVC windows.

### SECOND BEDROOM

A double bedroom overlooking the rear garden with fully fitted carpet and fitted wardrobes.

### THIRD BEDROOM

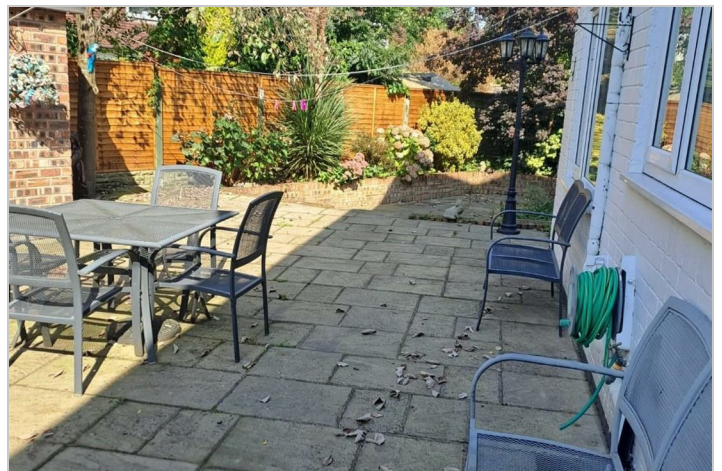
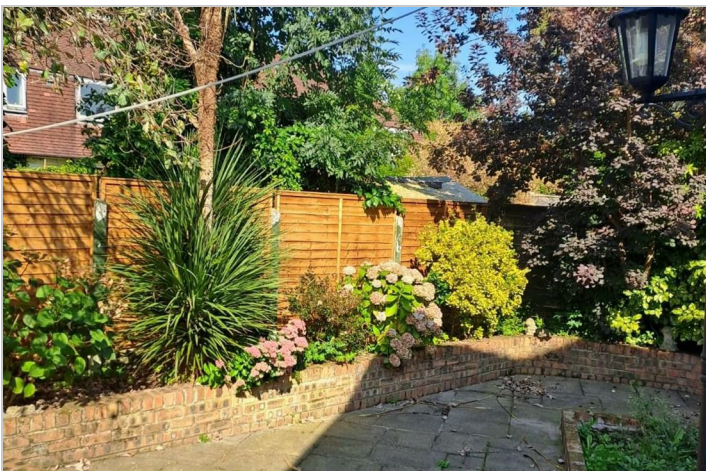
Third bedroom with fitted carpets and double glazed UPVC windows.

### BATHROOM

Bathroom with a a stylish wash basin, floor to ceiling tiles and a large modern walk in shower and fitted storage space.

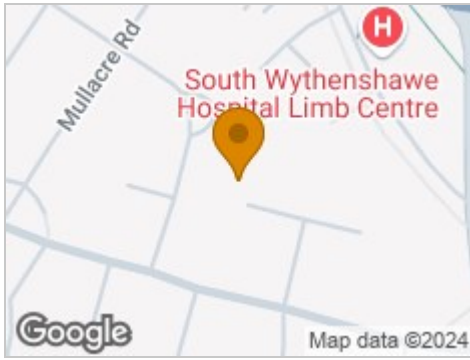
### W/C

Seperate W/C with frosted double glazed UPVC window and part tiled walls.





## Road Map



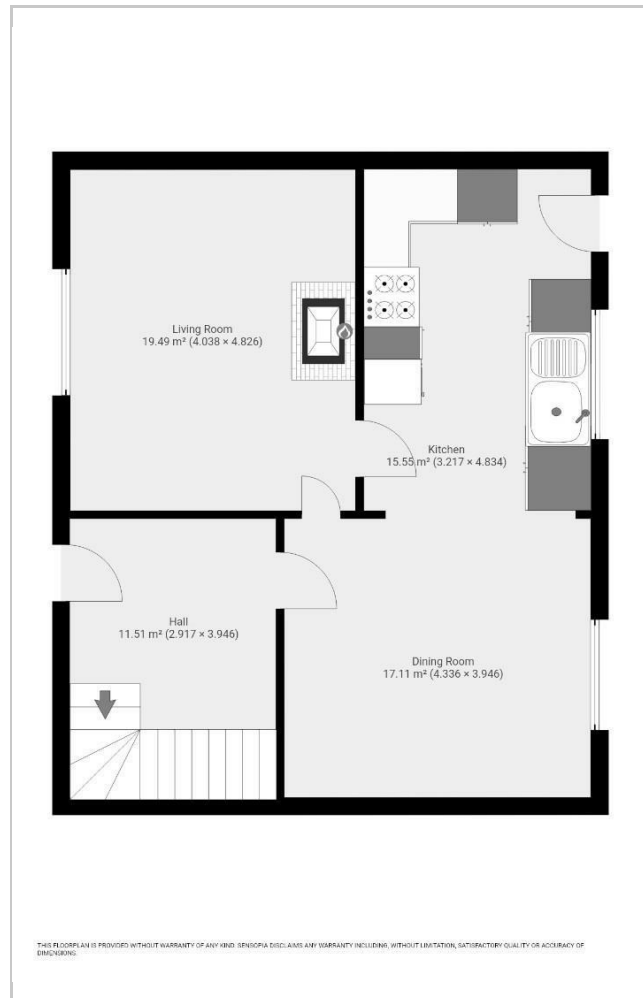
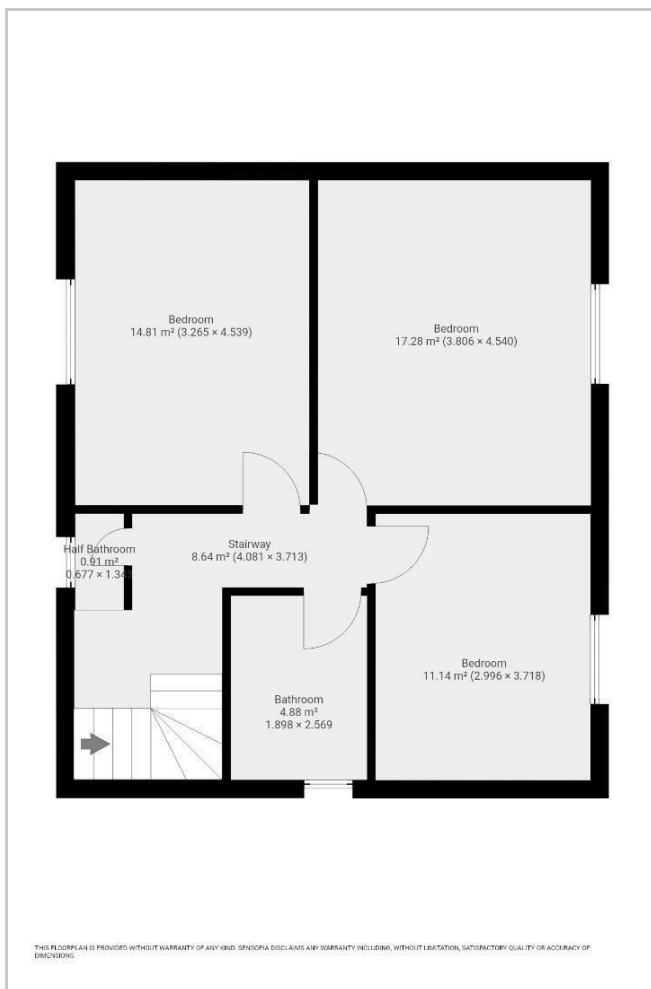
## Hybrid Map



## Terrain Map



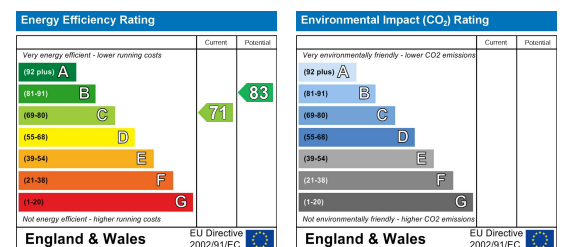
## Floor Plan



## 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.