

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sandycroft Avenue

Wythenshawe, Manchester, M22 9AL

Offers In The Region Of £375,000



4



2



2



Council Tax:

# 33 Sandycroft Avenue

Wythenshawe, Manchester, M22 9AL

Offers In The Region Of £375,000



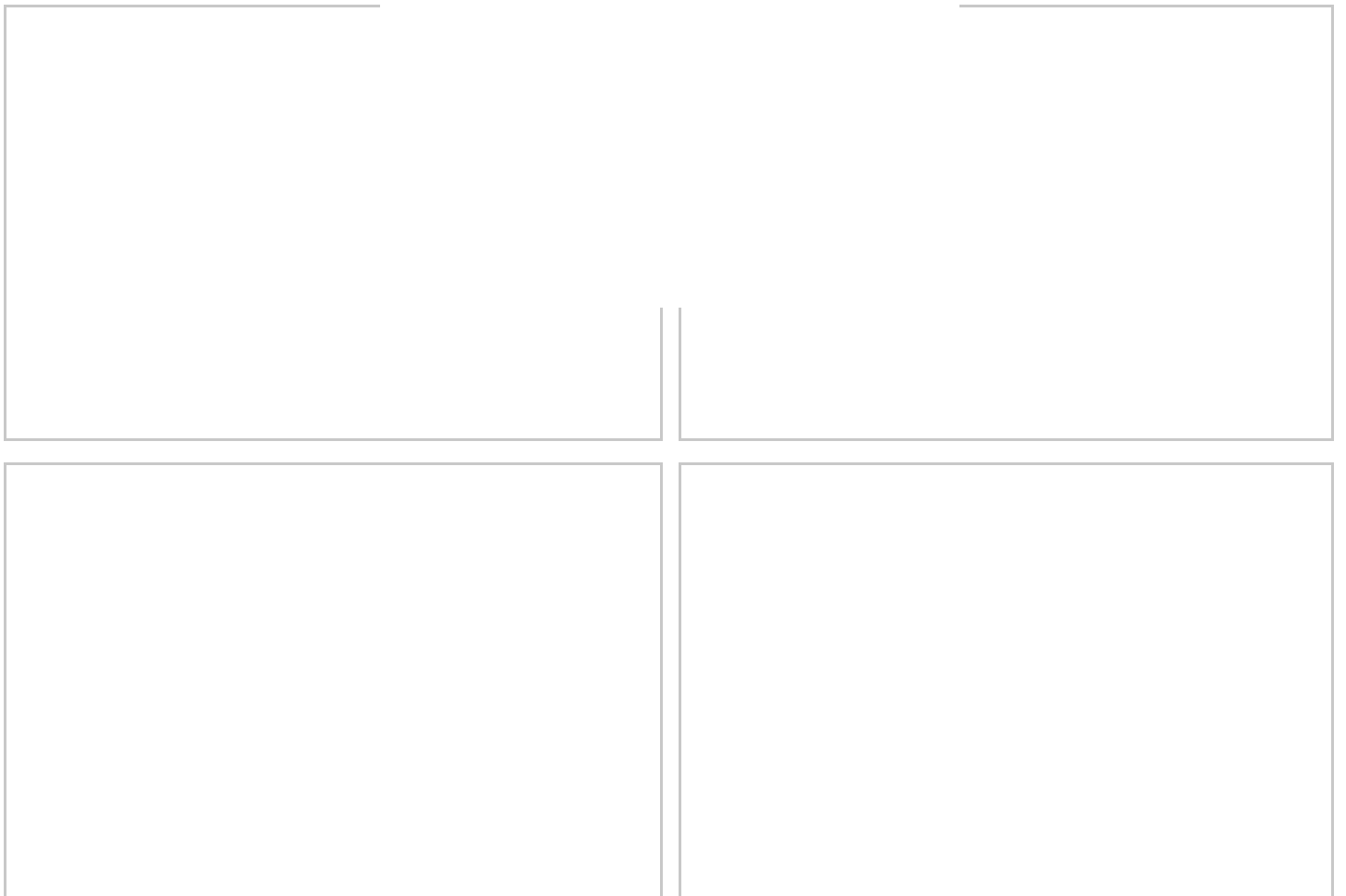
- NO CHAIN
- WITHIN 150 YARDS OF LOCAL METROLINK
- GREAT TRANSPORT LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT
- QUICK COMMUTE TO WYTHENSHAWE HOSPITAL
- GARAGE AND OFF ROAD PARKING
- FREEHOLD
- EPC: D
- COUNCIL TAX BAND: D

NO CHAIN  
FREEHOLD

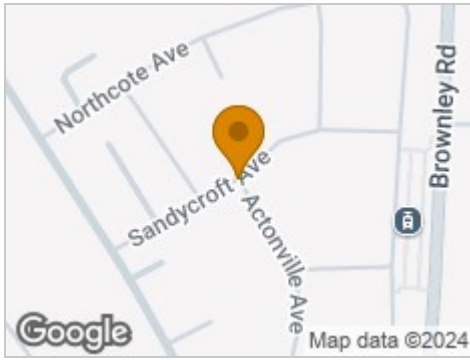
Situated within 0.5 miles of the centre of Wythenshawe, family home available. Consisting of 4 bedrooms, a downstairs W/C, two reception rooms, a family bathroom, en-suite, garage and off road parking and a lawned and paved rear garden.

Offering a quick commute to Wythenshawe Hospital, within 150 yards of local Metrolink, great transport links running between the city centre and Manchester International Airport, a quick commute to Wythenshawe hospital and within 0.5 miles of local amenities.

VIEWING HIGHLY RECOMMENDED!!!



## 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.