

HUNTERS[®]

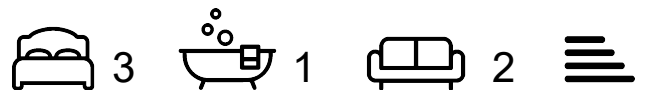
HERE TO GET *you* THERE



Pentwyn Grove

Manchester, M23 1BU

Asking Price £250,000



Council Tax: A



11 Pentwyn Grove

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FREEHOLD
OFF-ROAD PARKING
LARGE CORNER PLOT
COUNCIL TAX BAND A

A lovely 3 bedroom family home with a cosy feeling. Built on an attractive and large corner plot the property benefits from having off-road parking and a large garden with an ample sized lawn area and beautifully paved area. The house contains one reception room with dual aspect windows letting in lots of light, A kitchen dining area with plenty of room for a family sized table and chairs, and a conservatory that leads off this that is currently being used as a playroom. Upstairs the house hosts three bedrooms and a bathroom with beautiful stone effect feature wall. A perfect family home.

• FREEHOLD

• OFF-ROAD PARKING

VIEWINGS HIGHLY RECOMMENDED!
• LARGE CORNER PLOT

• COUNCIL TAX BAND A

• EPC D (POTENTIAL B)

• 1.3 MILES TO WHYTHENSHAW HOSPITAL

• 0.6 MILES TO WYTHENSHAW PARK

• CLOSE ACCESS TO M56/M60 MOTORWAY

• GOOD TRANSPORT LINKS TO MANCHESTER CITY CENTRE

LIVING ROOM

A bright living room with beautiful dual aspect bay windows and laminate wooden flooring through-out. A centre-piece fireplace and nice extra detail finish of an alcove. Both windows are UPVC double glazed.

KITCHEN/DINING

A family size kitchen/dining area with plenty of space for a dining table and chairs and an ample amount of counter top space and space for appliances. Patterned lino flooring through- out and stylish wall tiles.

CONSERVATORY

An added conservatory with UPVC double glazing through out and french double doors leading to the garden. Currently being used as a playroom.

MASTER BEDROOM

A double bedroom with laminate wood flooring through- out and UPVC double glazed windows.

SECOND BEDROOM

Fully fitted carpet, a feature bay window with UPVC double glazing and added detail of light coving on the walls.

THIRD BEDROOM

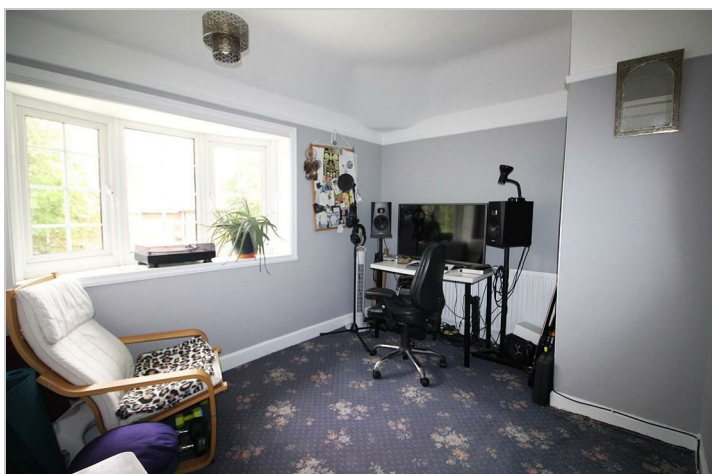
A single bedroom with fully fitted carpets and UPVC double glazed windows

BATHROOM

Beautiful feature stone styled wall bathroom that consists of bath with overhead shower W/C and wash basin. White tiled walls on either side, in built storage cupboard unit and double glazed UPVC window.

GARDEN

A large corner garden with a lawn area and paved walkways that lead to a paved area. Perfect for barbeque's and entertaining guests. Off -road parking at teh front of the proeprty.



Road Map



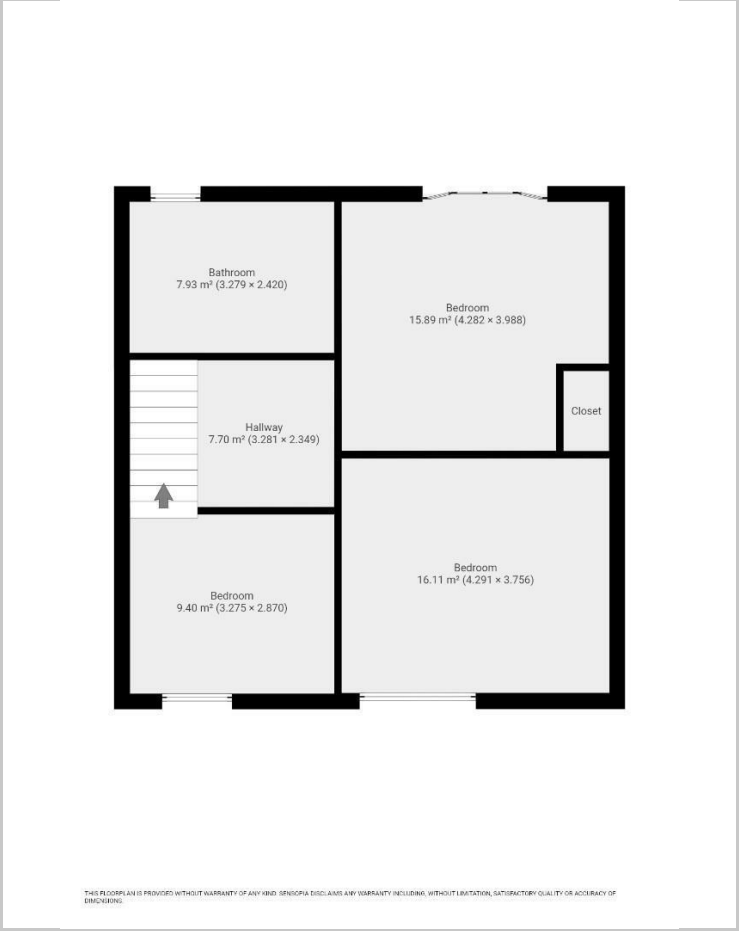
Hybrid Map



Terrain Map



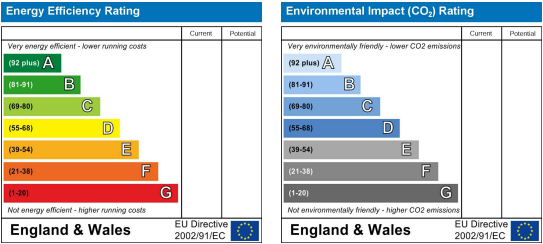
Floor Plan



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.