

HUNTERS[®]

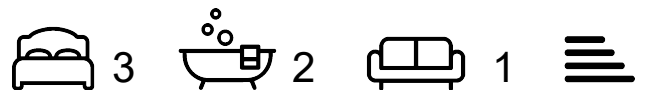
HERE TO GET *you* THERE



Foxfield Road

Manchester, M23 2TE

Asking Price £290,000



Council Tax: B



12 Foxfield Road

Manchester, M23 2TE

Asking Price £290,000



- NO CHAIN
- SECURE OFF ROAD PARKING
- WITHIN 1.1 MILES OF LOCAL METROLINK
- WITHIN 0.8 MILES OF WYTHENSHAW HOSPITAL
- EASY ACCESS TO M56/M60
- COUNCIL TAX BAND B
- FREEHOLD
- EPC C

OFF ROAD PARKING
WITHIN 0.8 MILES OF WYTHENSHAW HOSPITAL

Situated in a sought after area, this three bedroom semi detached property becomes available. The property consists of a living room, kitchen dining area, downstairs W/C, three bedrooms, enclosed lawned and paved rear garden and secure off road parking.

GROUND FLOOR

FRONT GARDEN

Front garden with gated entrance leading to off road parking, brick boundary front wall and small grassed area with mature plants and shrubs leading to entrance.

HALLWAY

Entrance hallway with fitted carpets and door leading to:

LIVING ROOM

L shaped living room with uPVC double glazed bay window to front aspect, laminate flooring, feature electric fireplace, radiator and door leading to:

KITCHEN

Kitchen with various eye and base level units, roll top counter tops, uPVC double glazed garden facing window, laminate flooring, stainless steel sink with drainer and mixer taps over, tiled splash back, space for washing machine, extractor fan, space for dining area and door leading to:

DINING AREA

Kitchen with various eye and base level units, roll top counter tops, uPVC double glazed garden facing window, laminate flooring, stainless steel sink with drainer and mixer taps over, tiled splash back, space for washing machine, extractor fan, space for dining area and door leading to:

HALLWAY.

Partially obscure glazed door to rear, leading to:

DOWNSTAIRS W/C

Downstairs W/C with obscured uPVC double glazed window, sink, radiator, extractor fan, low level W/C and hard wearing laminate flooring.

FIRST FLOOR

MASTER BEDROOM

Master bedroom fitted carpets, radiator, double glazed garden facing window and built in storage.

SECOND BEDROOM

Second bedroom with close fitted carpets and front aspect uPVC double glazed window and radiator.

THIRD BEDROOM

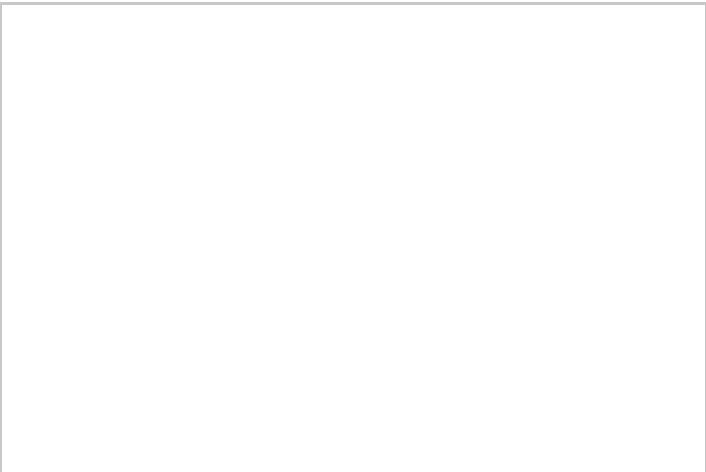
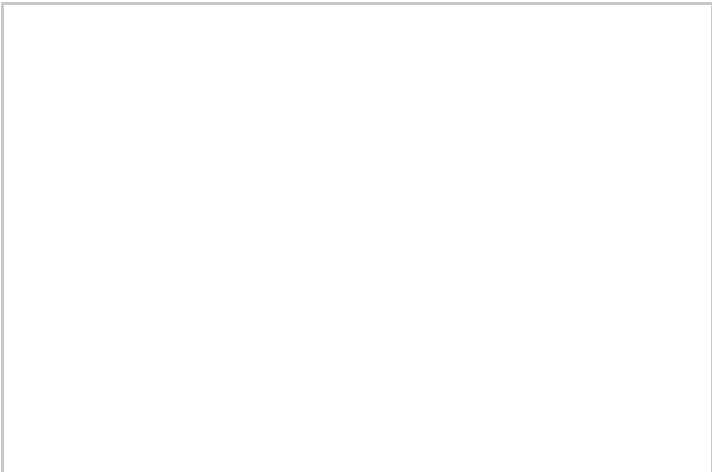
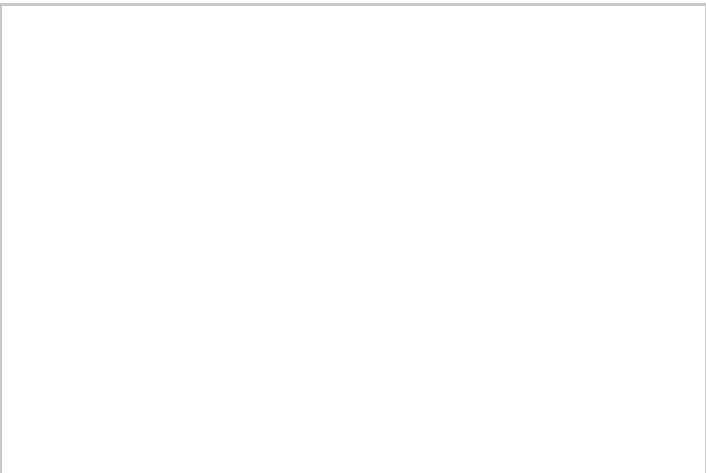
Third bedroom with fitted carpets and upVC double glazed window to front aspect and radiator.

BATHROOM

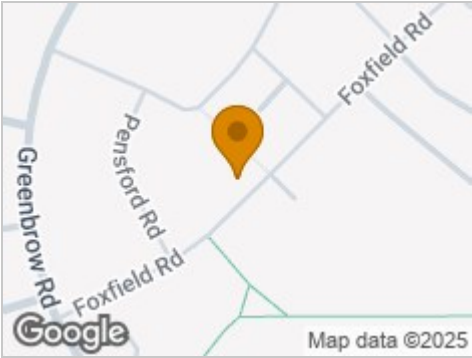
Three piece bathroom suite comprising of bath with part tiled surround, low level W/C, pedestal style sink, extractor fan, electric shower over bath and obscured uPVC double glazed rear aspect window.

GARDEN

Enclosed wood panelled garden. Paved entertaining area leading to lawn garden shed.



Road Map



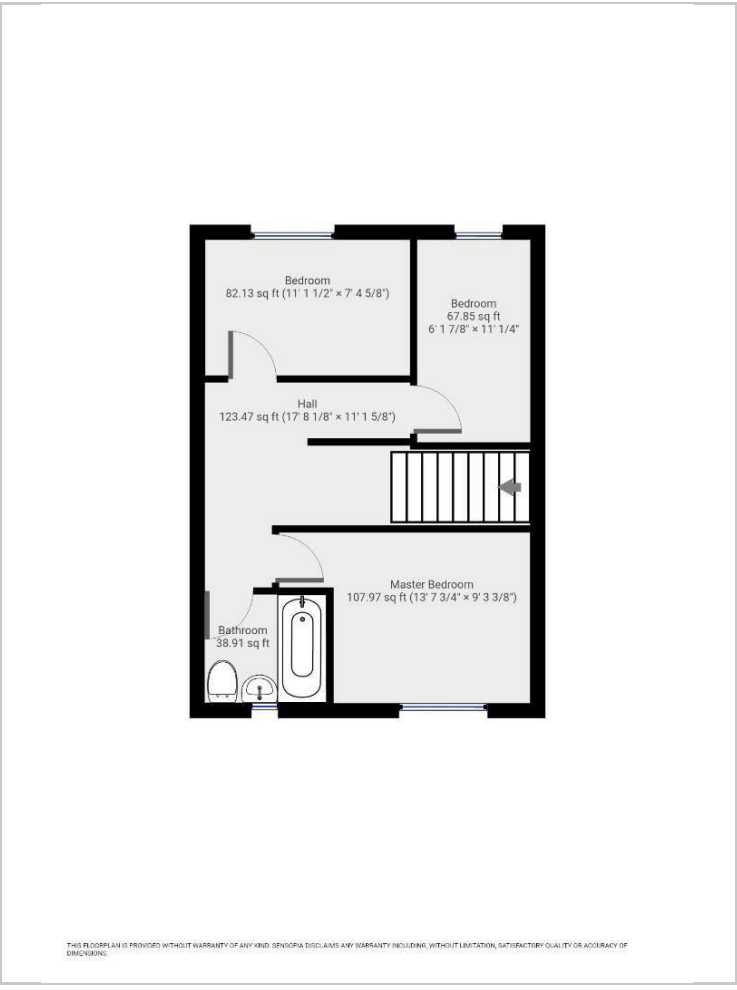
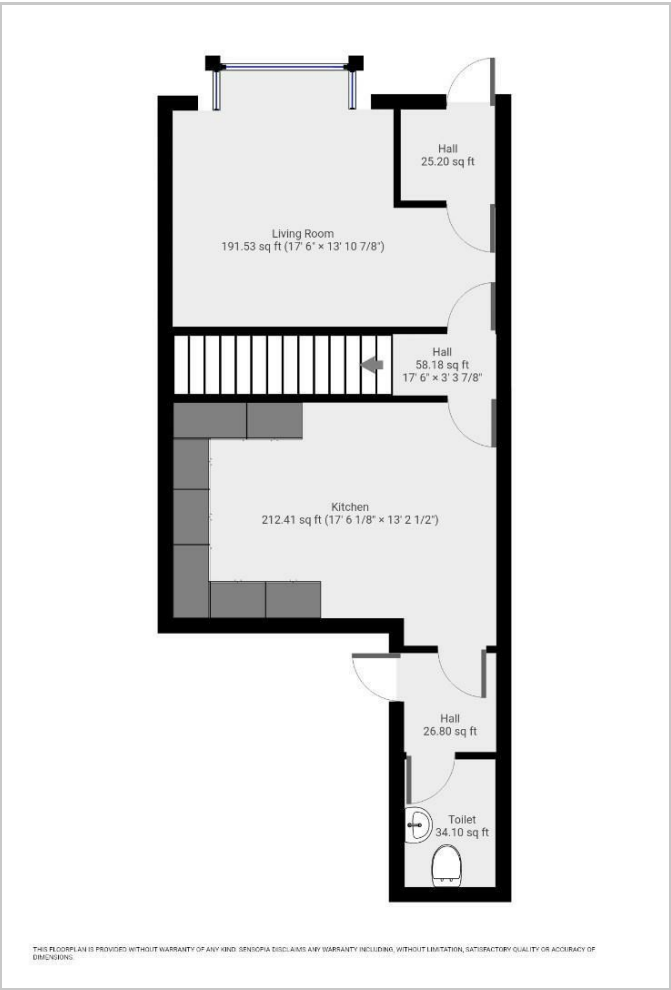
Hybrid Map



Terrain Map



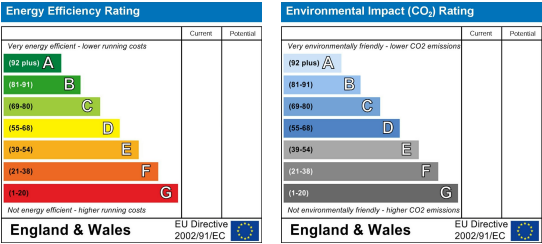
Floor Plan



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.