

HUNTERS®

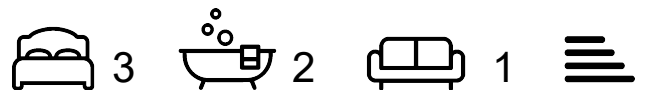
HERE TO GET *you* THERE



Sale Road

Manchester, M23 0BX

Asking Price £275,000



Council Tax: B



82 Sale Road

Manchester, M23 0BX

Asking Price £275,000



- DOWNSTAIRS W/C
- WITHIN 0.6 MILES OF LOCAL METROLINK
- EASY ACCESS TO M56/M60
- QUICK COMMUTE TO WYTHENSHAW HOSPITAL AND MANCHESTER INTERNATIONAL AIRPORT
- WITHIN 0.4 MILES OF LARGE PARK
- BOARDED LOFT
- COUNCIL TAX BAND B
- EPC D

WITHIN 0.6 MILES NEAREST METROLINK
EASY ACCESS TO M56/M60 MOTORWAY
DOWNSTAIRS W/C

A beautifully presented 3 bedroom semi-detached property. Situated on a tree lined road in the popular area of Wythenshawe close to both Northern Moor and Northenden. Inside the house is immaculately kept and decorated hosting a lovely and bright living room to the front and a modern and stylish kitchen to rear with integrated appliances and the added benefit of a downstairs W/C.

Upstairs it holds two good size double bedrooms and one single bedroom currently used as a dressing room but would make a perfect study or nursery and finally a family bathroom with walk-in shower. Outside has a large lawned area and patio, ideal for children and entertaining.

VIEWINGS HIGHLY RECOMMENDED!

Tel: 0161 945 9000

LIVING ROOM

Light and airy, double glazed UPVC windows, laminate flooring, feature fireplace and alcove. Gas central heating.

KITCHEN

Stylish and modern kitchen with soft close cupboards. Integrated fan assisted double oven, fridge/freezer and dishwasher. Gas hob with modern extractor fitted. Combi -boiler, UPVC double glazed windows, large under the stairs storage cupboard and access to the garden.

DOWNSTAIRS W/C

Downstairs W/C with pedestal style sink, UPVC window.

MASTER BEDROOM

Modern built in storage in a on-trend grey colour, fully fitted neutral coloured carpet. Front facing UPVC double glazed window and gas central heating.

SECOND BEDROOM

Further double bedroom with fully fitted carpet and uPVC double glazed window onlooking the back garden.

THIRD BEDROOM

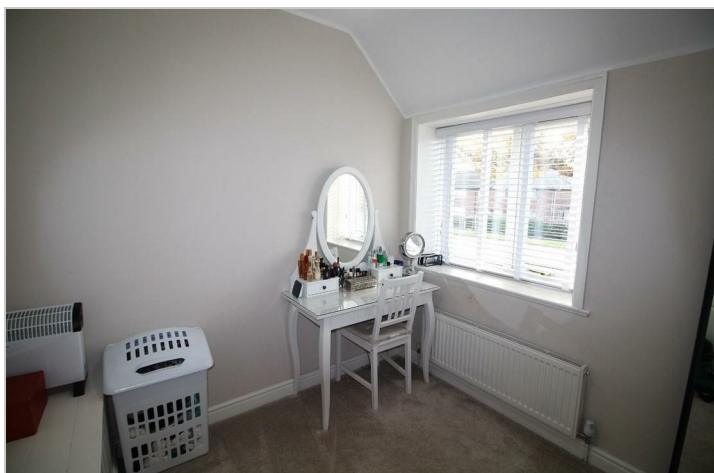
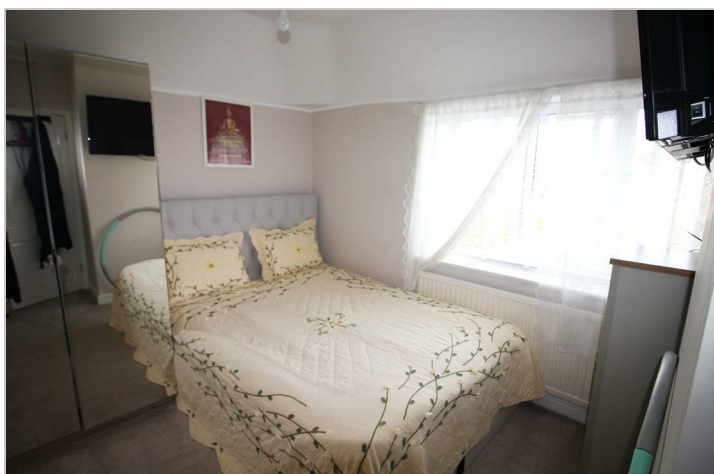
Third bedroom with fully fitted carpet. Currently being used as a dressing room but perfect study or nursery room. UPVC double glazed windows onlooking the front of the property.

BATHROOM

Walk in shower. White fully tiled walls, modern pedestal style sink, and W/C. Double glazed UPVC windows, shower and heated towel rack.

GARDEN

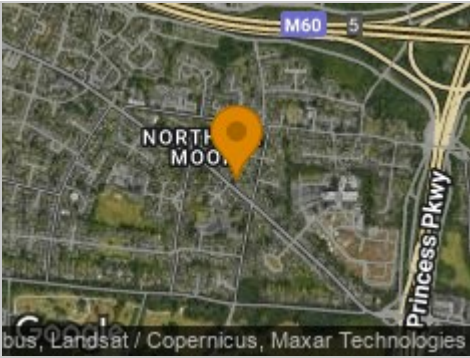
Lawned garden and paved patio area with fence boundaries. Ideal for children to play and entertaining guests.



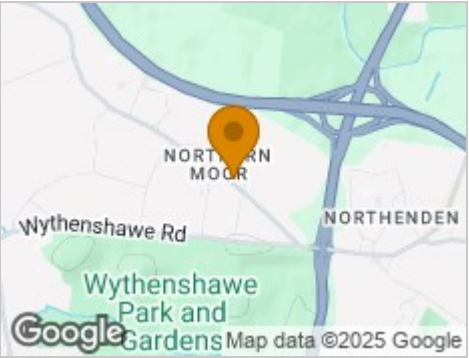
Road Map



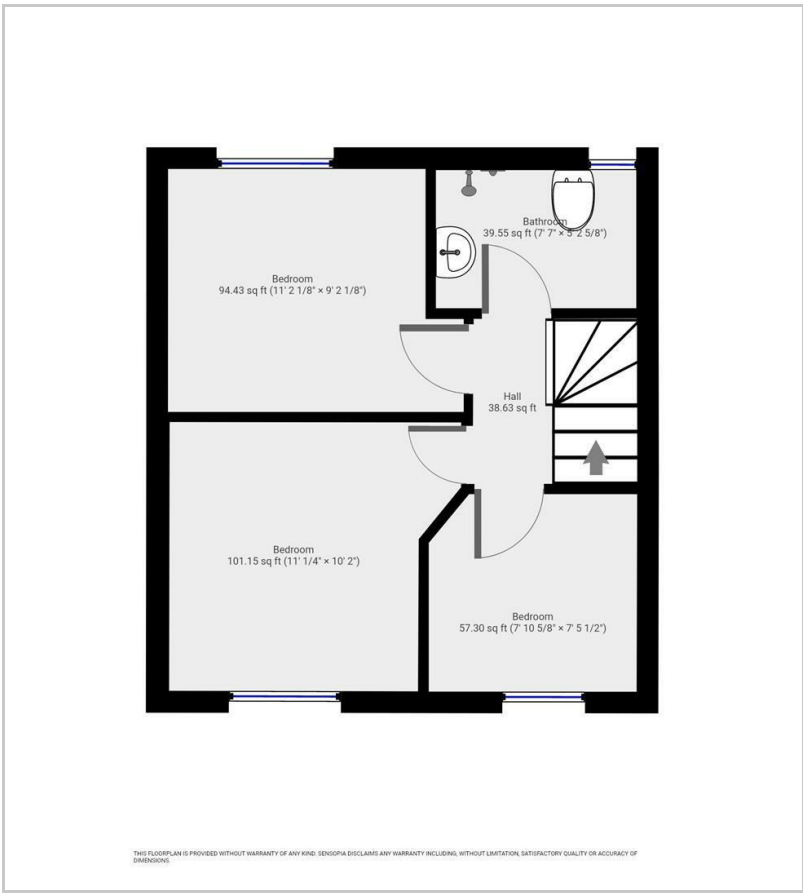
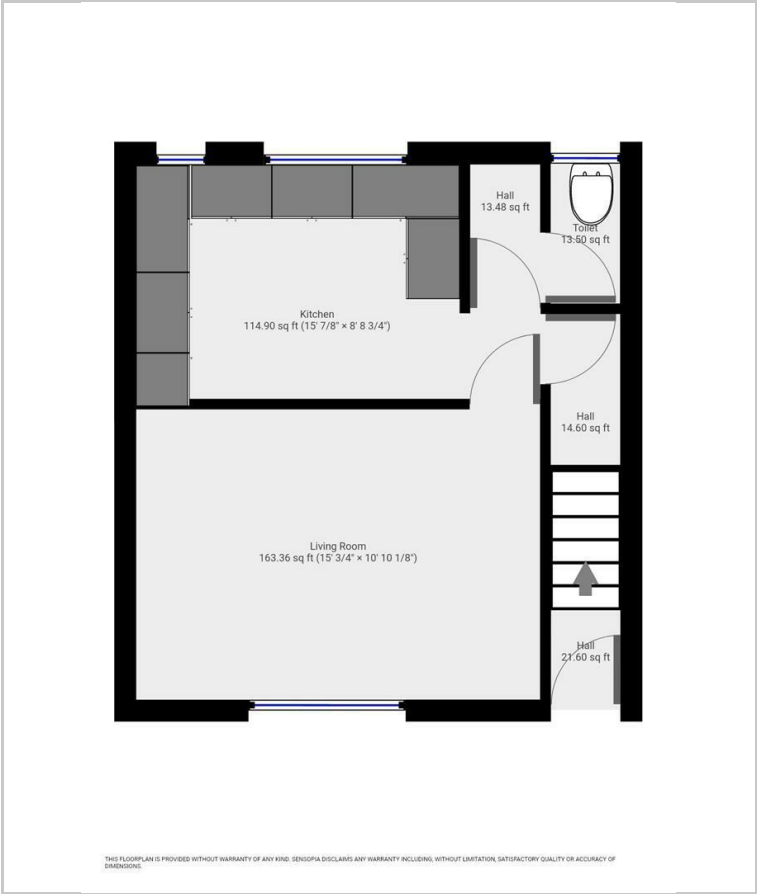
Hybrid Map



Terrain Map



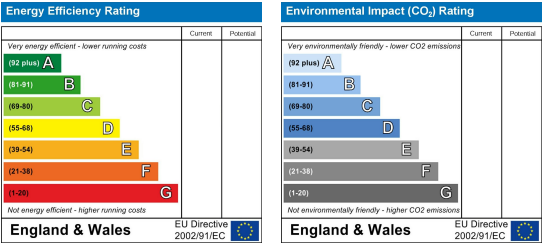
Floor Plan



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.