

HUNTERS®

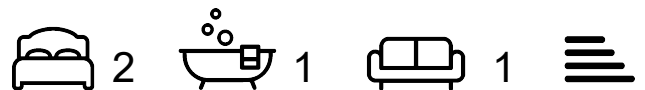
HERE TO GET *you* THERE



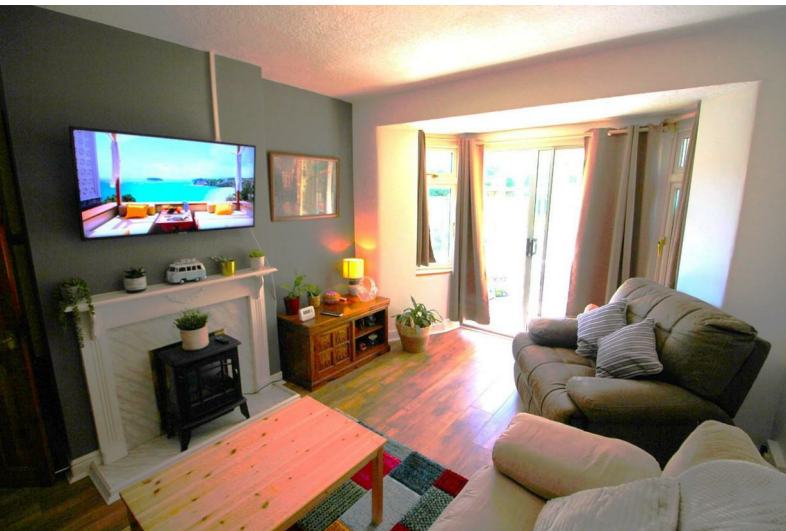
Rottingdene Drive

Manchester, M22 1PJ

Offers In The Region Of £230,000



Council Tax: A



34 Rottingdene Drive

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Nestled in the charming area of Rottingdene Drive, Manchester, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room offers a warm and welcoming space for relaxation and entertaining guests. There is the additional bonus of a utility room on the ground floor.

One of the standout features of this home is the conservatory, which provides a lovely area to enjoy the garden views throughout the year, whether it be for a morning coffee or an evening read. The property also includes a well-appointed bathroom, ensuring all essential amenities are readily available.

For those who value convenience, this residence benefits from off-street parking for a number of vehicles, alleviating the stress of finding a parking space. Additionally, the excellent transport links in the vicinity make commuting to the city centre and beyond a breeze, enhancing the appeal for busy professionals.

In summary, this semi-detached house is a perfect blend of comfort, practicality, and accessibility, making it an ideal choice for first-time buyers looking to establish their roots in a vibrant community. Don't miss the chance to make this charming property your new home.

HALLWAY

An entrance hallway allowing access to all ground floor rooms

Kitchen

15'10 x 9'2 (4.83m x 2.79m)

Galley style kitchen with work surface to 3 sides.

Lounge

12'9 x 12'2 (3.89m x 3.71m)

A comfortable lounge area with sliding patio doors leading to the Conservatory

Conservatory

An additional reception room onlooking the rear garden.

Utility Room

9'3 x 6'9 (2.82m x 2.06m)

First Floor

Bedroom

15'10 x 9'2 (4.83m x 2.79m)

A double bedroom to the front of the property with the addition of fitted wardrobes and a useful closet.

Bedroom

11'1 x 10'3 (3.38m x 3.12m)

A double bedroom onlooking the rear garden

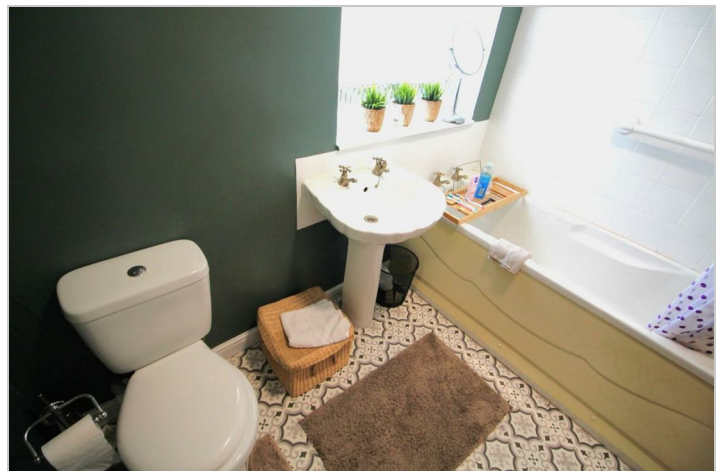
Bathroom

7'9 x 5'5 (2.36m x 1.65m)

A three piece bathroom suite with hand wash basin, W.C and a bathtub with over head shower.

Exterior

To the front is a gated garden with a driveway that stretches along the side of the property allowing for car parking for a number of vehicles. to the rear is a well cultivated private garden with a pond, and garage ideal for storage.



Road Map



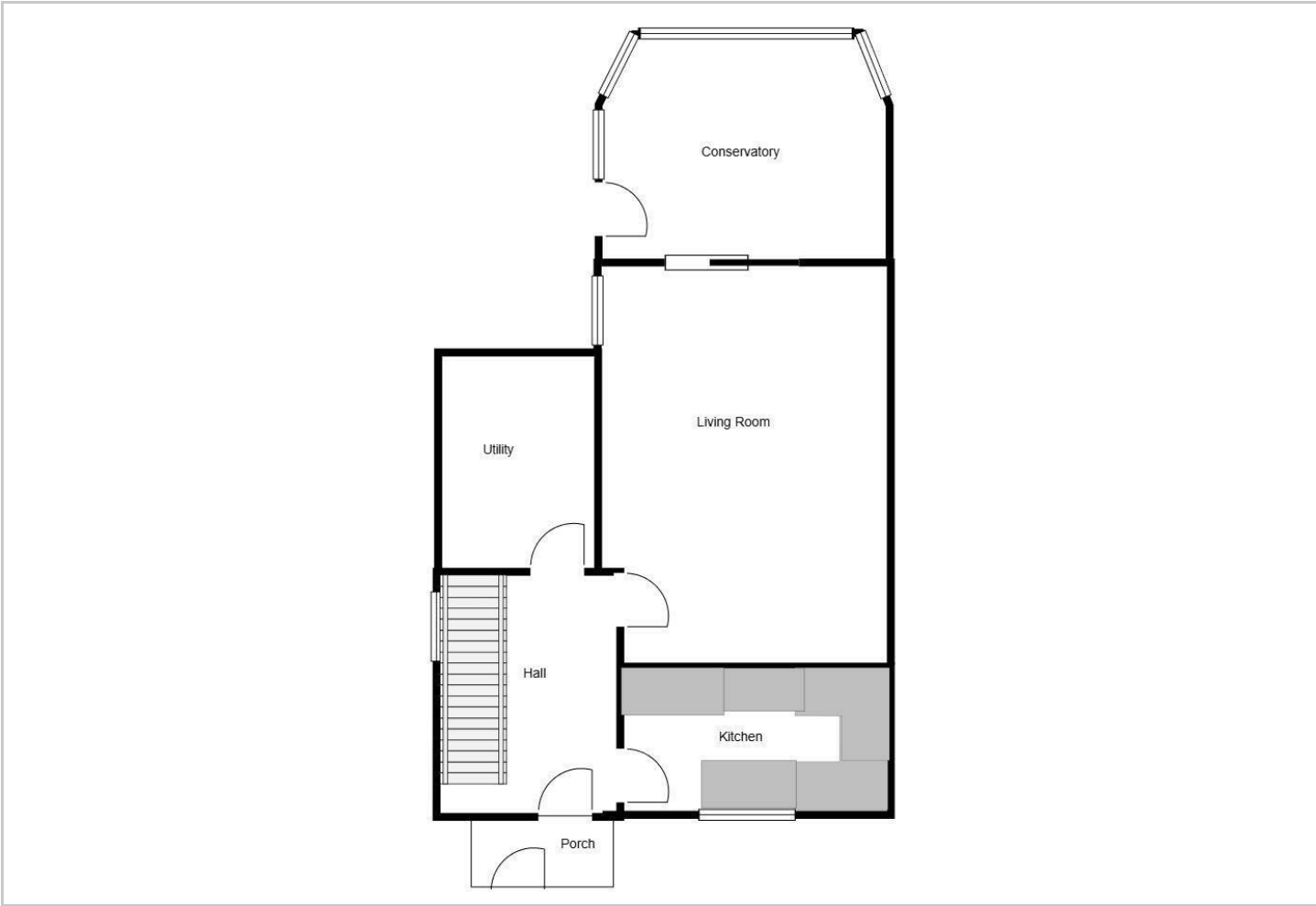
Hybrid Map



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.