

HUNTERS®

HERE TO GET *you* THERE



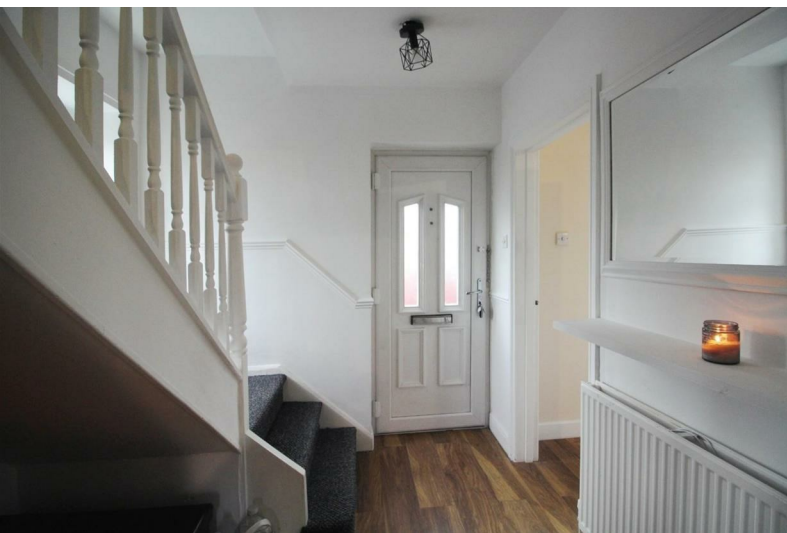
Bolam Close

Manchester, M23 0AW

Offers In The Region Of £245,000



Council Tax: A



13 Bolam Close

Manchester, M23 0AW

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- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- DRIVEWAY FOR A NUMBER OF CARS
- FANTASTIC ADDITIONAL SPACE TO THE SIDE
- PERFECT FOR AN EXTENSION
- LOCATED A SHORT WALK FROM METROLINK NETWORK

Nestled in the charming area of Bolam Close, Manchester, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms, providing ample space for relaxation and personalisation. The inviting reception room serves as a perfect gathering space.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it an ideal choice for those who wish to enjoy the vibrancy of Manchester while residing in a peaceful setting.

With its appealing layout and potential for further enhancement, this home is a wonderful canvas for anyone looking to create their perfect living space. There is a fantastic opportunity with the wealth of outside space to the side to be able to extend the living space for a growing family. Car parking is extremely well catered for here. Do not miss the chance to view this charming property in Bolam Close, where comfort and convenience await.

GROUND FLOOR

Hallway

9'9 x 7'7 (max) (2.97m x 2.31m (max))

Entrance Hallway with under the stairs storage and separate access to both the Kitchen and Lounge area.

Living/Dining Room

19'7 x 11'3 (5.97m x 3.43m)

An open space Lounge and Dining area with large double glazed window to the front and upvc French Doors to the rear accessing the rear Garden.

Kitchen

9'3 x 7'6 (2.82m x 2.29m)

With wall units and work surfaces, a six ring gas range oven and hob and cupboard housing a 'combi' gas boiler.

FIRST FLOOR

Bedroom

11'2 x 10'5 (3.40m x 3.18m)

Double Bedroom with upvc double glazing onlooking the rear of the property.

Bedroom

11'4 (max) x 8'8 (3.45m (max) x 2.64m)

Double bedroom to the front aspect with upvc double glazed window.

Bedroom/Office

6'1 x 6 (1.85m x 1.83m)

Single bedroom currently used as an office with a handy walk in wardrobe above the bulk head.

Bathroom

7'9 x 5'6 (2.36m x 1.68m)

Three piece bathroom suite with an electric shower over the bathtub.

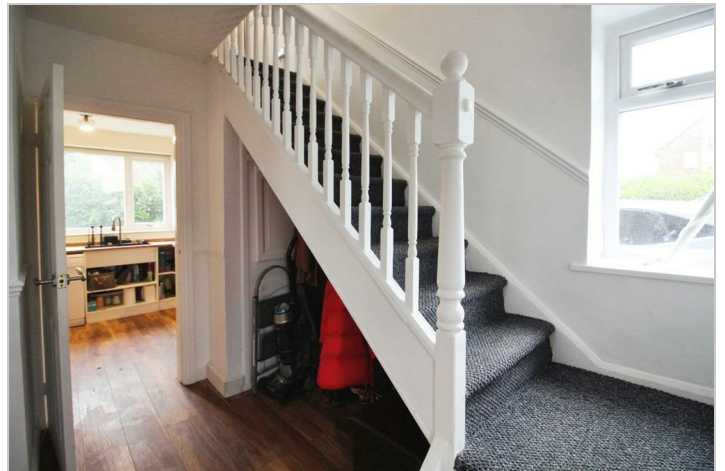
Exterior

To the front of the property is a driveway that comfortably fits 3 cars, to the side is a garden space that could easily house 2 more cars however would be perfect for an extension to add to the property. To the rear is an enclosed garden.

Material Information - South Manchester

Tenure Type: Freehold

Council Tax Banding: A



Road Map



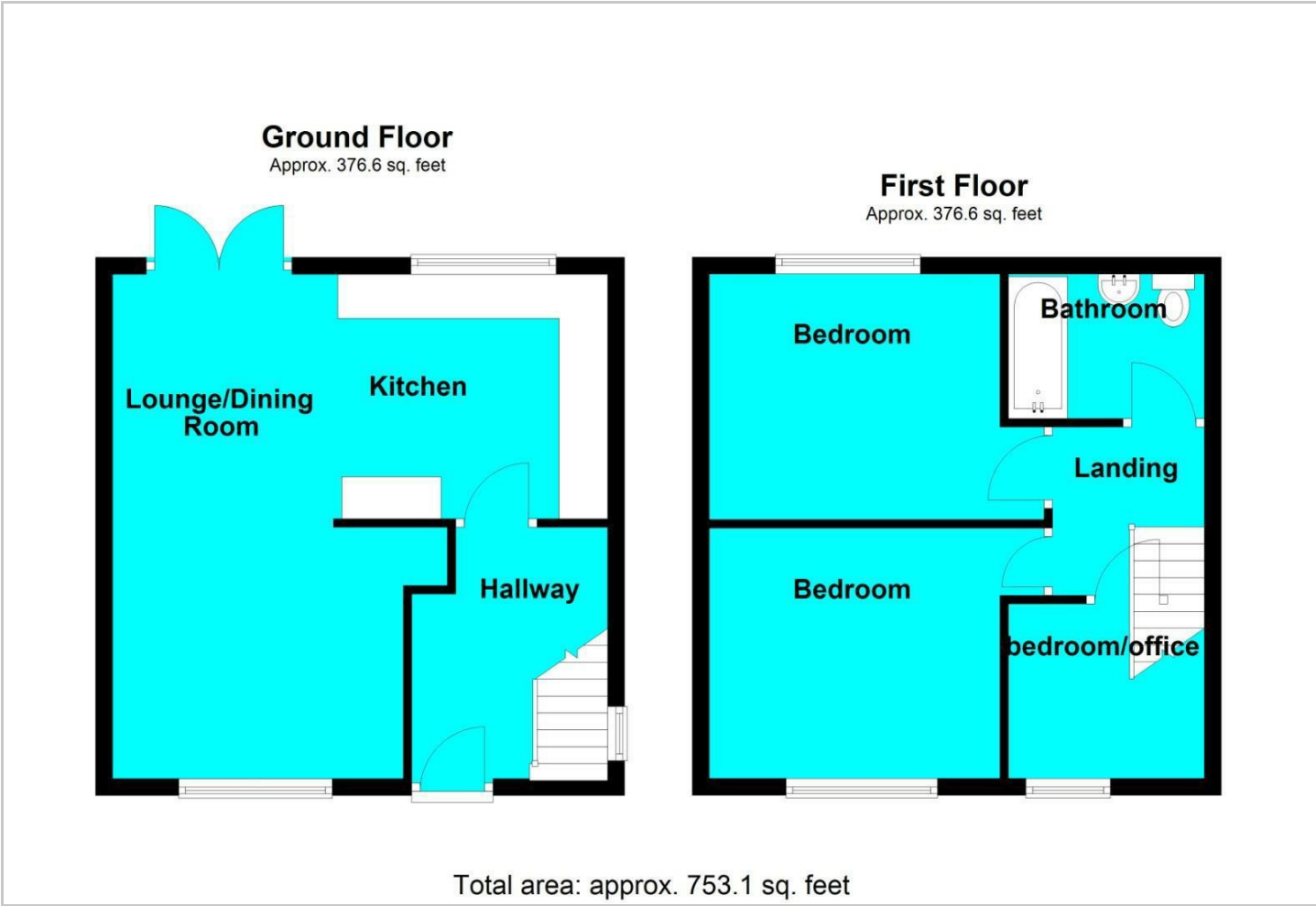
Hybrid Map



Terrain Map



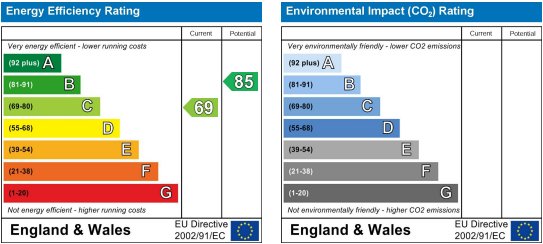
Floor Plan



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.