

HUNTERS®

HERE TO GET *you* THERE



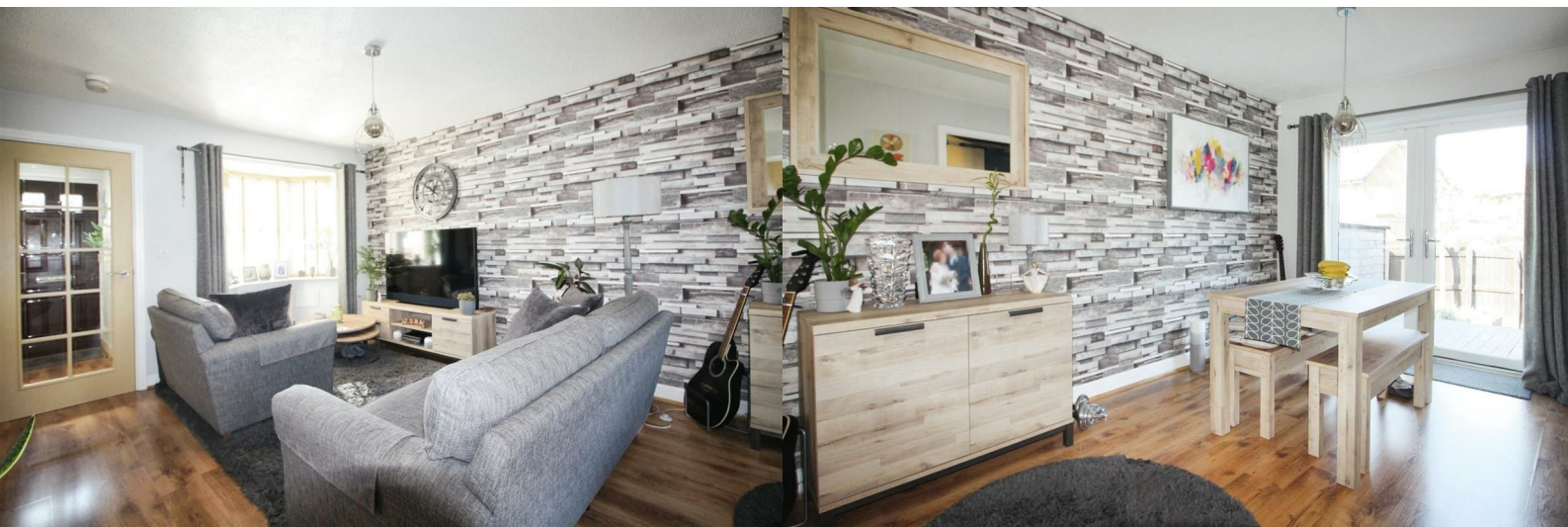
Beaford Road

Manchester, M22 0AG

Offers In The Region Of £250,000



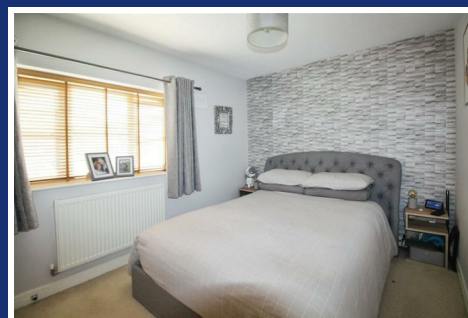
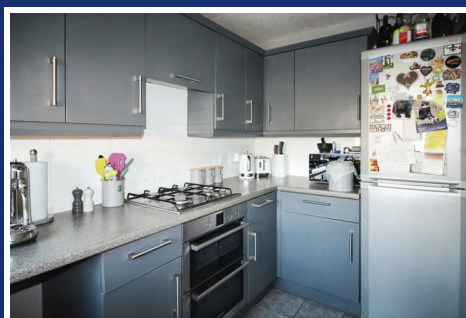
Council Tax: B



19 Beaford Road

Manchester, M22 0AG

Offers In The Region Of £250,000



- THREE BEDROOMS
- MODERN PROPERTY BUILT IN 2017
- DRIVEWAY
- SUBURBAN RESIDENTIAL LOCATION
- LEASEHOLD 999 YEARS
- IDEAL FIRST TIME BUYER HOME
- 1.8 MILES TO MANCHESTER AIRPORT
- CLOSE ACCESS TO M56/M60 MOTORWAY
- COUNCIL TAX BAND B
- EPC - TBC

Nestled in the charming residential suburb of Beaford Road, Manchester, this delightful house presents an excellent opportunity for first-time buyers seeking a modern and comfortable home. Built in 2017, the property boasts contemporary design and functionality, ensuring a pleasant living experience.

The house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The layout includes a welcoming reception room, perfect for relaxation and entertaining. Additionally, the property is equipped with two bathrooms, offering convenience and privacy for all residents.

The surrounding area is known for its friendly community atmosphere, making it an ideal location for those looking to settle down. With local amenities and transport links nearby, this property not only offers a lovely home but also easy access to the vibrant life of Manchester.

This house on Beaford Road is a fantastic choice for anyone looking to embark on their homeownership journey in a desirable location. Don't miss the chance to make this modern residence your own.

GROUND FLOOR

Hallway/Porch

5'3 x 2'10 (1.60m x 0.86m)

W.C

5'3 x 2'10 (1.60m x 0.86m)

Toilet and hand wash basin

Lounge/Dining Room

24'1 (max) x 14'5 (max) (7.34m (max) x 4.39m (max))

Kitchen

10'2 x 6'2 (3.10m x 1.88m)

FIRST FLOOR

Bedroom

11'1 x 8'8 (3.38m x 2.64m)

Bedroom

9'6 x 7'8 (2.90m x 2.34m)

Bedroom

6'5 x 6'4 (1.96m x 1.93m)

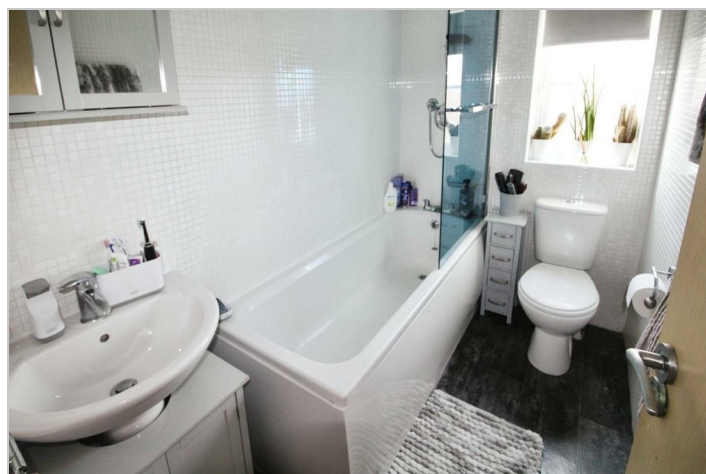
Bathroom

7'6 x 4'10 (2.29m x 1.47m)

Three piece bathroom suite including bath with overhead shower, wash basin and toilet.

EXTERIOR

To the front is a small lawned garden area with shrubs, to the side of the property is a driveway that fits two average size cars, a gate to the side provides access to the private rear garden that is a lawned garden with paving and flowers to the borders.



Road Map



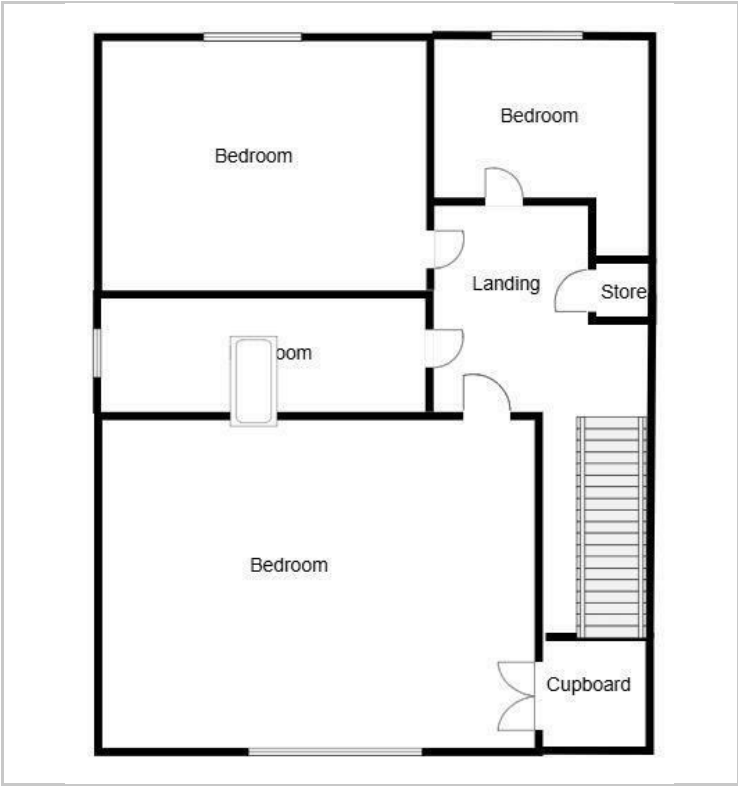
Hybrid Map



Terrain Map



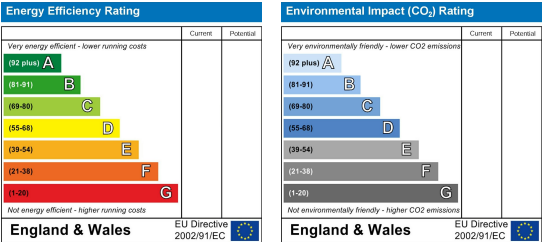
Floor Plan



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.