

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



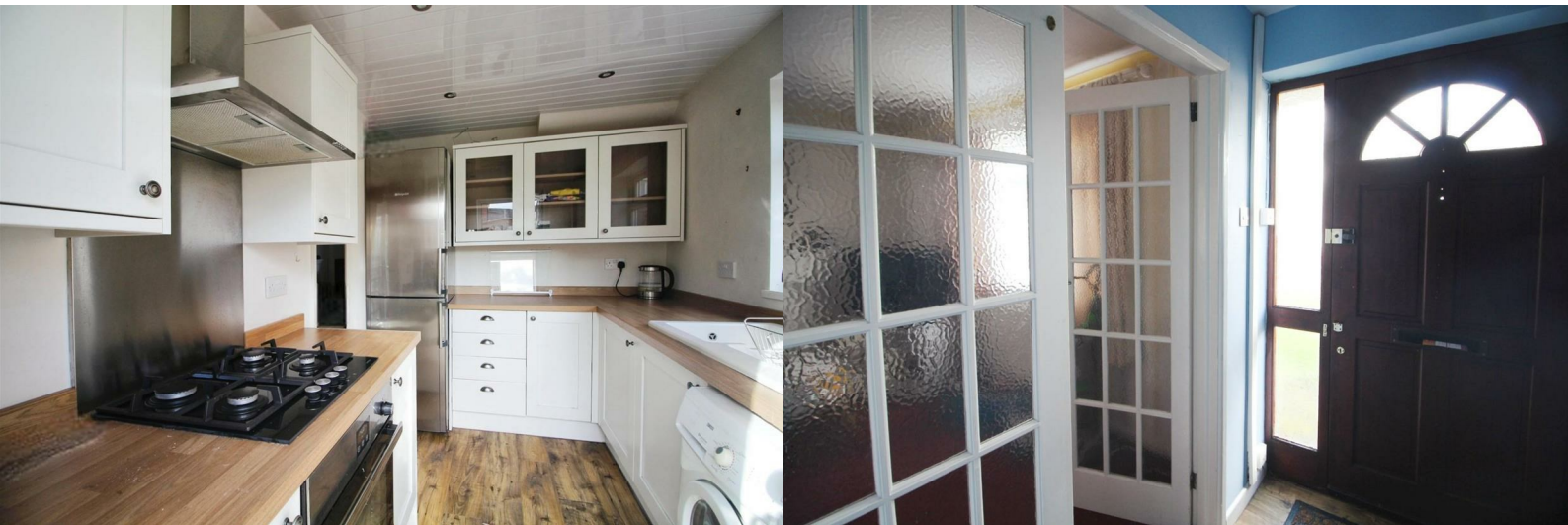
## Amberwood Drive

Manchester, M23 9ND

Asking Price £270,000



Council Tax: B



# 19 Amberwood Drive

Manchester, M23 9ND

Asking Price £270,000



- THREE BEDROOM SEMI DETACHED HOUSE
- EXTREMELY POPULAR LOCATION
- TWO RECEPTION ROOMS
- DRIVEWAY
- VACANT POSSESSION
- NO CHAIN
- FREEHOLD PROPERTY
- COUNCIL TAX BAND 'B'

Nestled in the sought-after area of Amberwood Drive, Manchester, this charming semi-detached house presents an excellent opportunity for both first-time buyers and families alike. The property boasts three bedrooms, providing ample space for comfortable living.

With one bathroom, the layout is practical and functional, catering to the needs of modern living. The house is offered with vacant possession and no chain, allowing for a smooth and hassle-free transition for the new owners. This is particularly advantageous for those eager to settle into their new home without delay.

The location is highly desirable, known for its friendly community and convenient amenities. Residents will appreciate the proximity to local shops, schools, and parks, making it an ideal setting for families. Access to both Wythenshawe centre and to Timperley village is only a short drive away.

In summary, this property on Amberwood Drive is a fantastic opportunity to acquire a lovely home in a popular location, perfect for those looking to enjoy the benefits of suburban living while remaining connected to the vibrant city of Manchester. Don't miss the chance to make this delightful house your new home.



## GROUND FLOOR

### HALLWAY

6'2 x 4'1 (1.88m x 1.24m)

### LOUNGE

13'5 x 12'5 max (4.09m x 3.78m max)

### DINING ROOM

10'2 x 7'8 (3.10m x 2.34m)

### KITCHEN

10'2 x 7'2 (3.10m x 2.18m)

Modern fitted kitchen with integrated gas hob and oven.

## FIRST FLOOR

### BEDROOM

12'6 x 8'4 (3.81m x 2.54m)

### BEDROOM

9'2 x 9'1 (2.79m x 2.77m)

### BEDROOM

9'7 x 6'8 max (2.92m x 2.03m max)

## BATHROOM

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

Three piece bathroom suite with walk in shower, wash basin and W.C

## EXTERIOR

To the front is a paved driveway for more than one car and a lawned area, to the side is a gate with access to the rear garden offered, the rear garden is an enclosed private garden with a paved patio area, lawn and useful outbuildings.



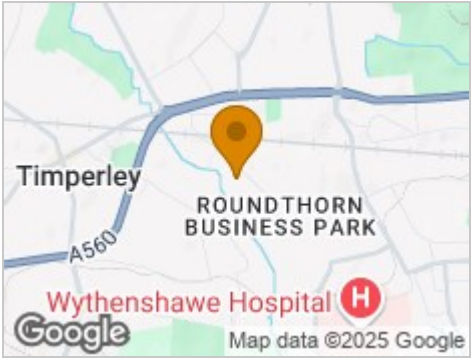
Road Map



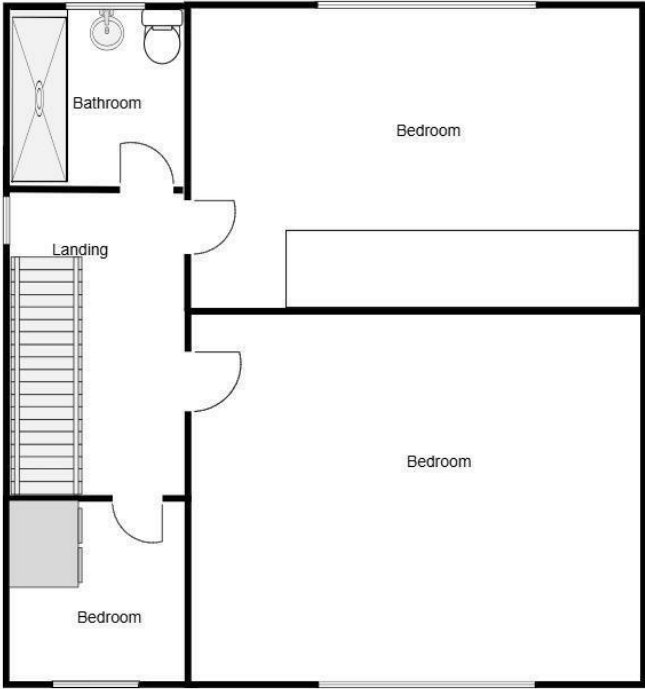
Hybrid Map



Terrain Map



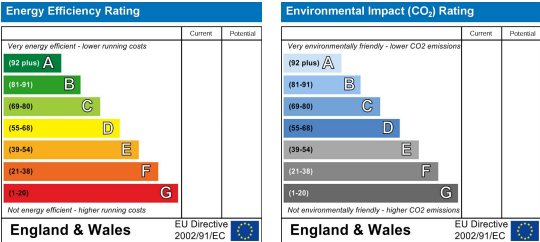
Floor Plan



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.