

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Shayfield Drive

Manchester, M22 8DU

£210,000



Council Tax: A





# 73 Shayfield Drive

Manchester, M22 8DU

£210,000



- VACANT POSSESSION
- NO CHAIN
- THREE BEDROOMS
- EXCELLENT LOCATION
- IDEAL FOR FIRST TIME BUYERS
- INVESTMENT OPPORTUNITY
- DRIVEWAY
- COUNCIL TAX BAND A

Situated in the heart of Manchester on Shayfield Drive, this charming three-bedroom house presents an excellent opportunity for first-time buyers. With no chain involved, you can move in without delay and start enjoying your new home right away.

The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. The three well-proportioned bedrooms offer ample space for family living or can be easily transformed into a home office or guest room, depending on your needs. The bathroom is conveniently located, ensuring comfort and practicality for everyday use.

located in a central location, this house provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community. Whether you are looking to explore the vibrant city life or enjoy the tranquillity of nearby parks, this property offers the best of both worlds.

This delightful home is ready for you to make it your own. Don't miss out on this fantastic opportunity to secure a property in a sought-after area of Manchester.

Tel: 0161 945 9000

## GROUND FLOOR

### LIVING ROOM

16'4 x 10'9 (4.98m x 3.28m)

### KITCHEN

10'10 (max) x 9'10(max) (3.30m (max) x 3.00m(max))

### BATHROOM

5'6 x 4'6 (1.68m x 1.37m)

Two piece suite

### W.C

4'8 x 2'4 (1.42m x 0.71m)

## FIRST FLOOR

### BEDROOM

16'3 x 9'8 (4.95m x 2.95m)

### BEDROOM

10'9 x 7'1 (3.28m x 2.16m)

### BEDROOM

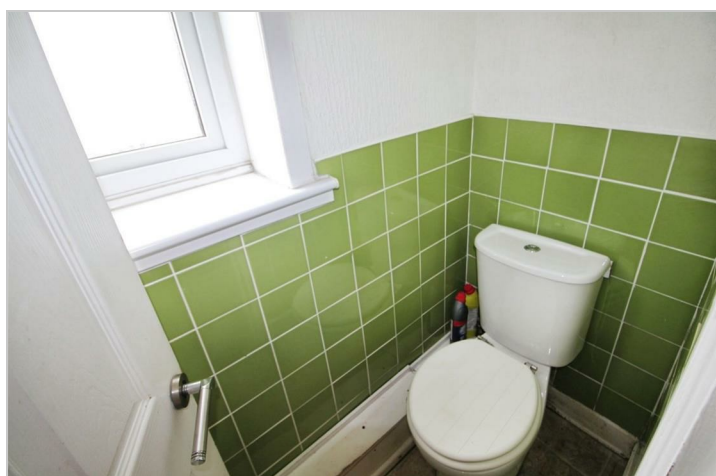
7'7 x 5'6 (2.31m x 1.68m)

## EXTERIOR

To the front is a driveway for 2 cars, To the rear is a lovely and private garden with the added bonus of a useful outbuilding.

### Details

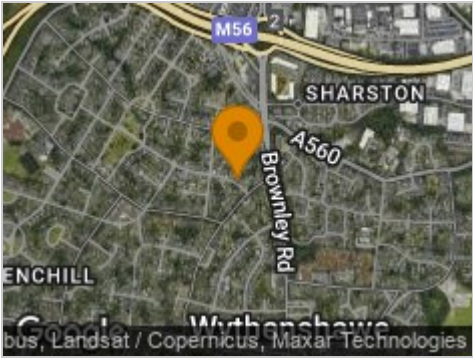
Room sizes are an approximation and not to scale.



Road Map



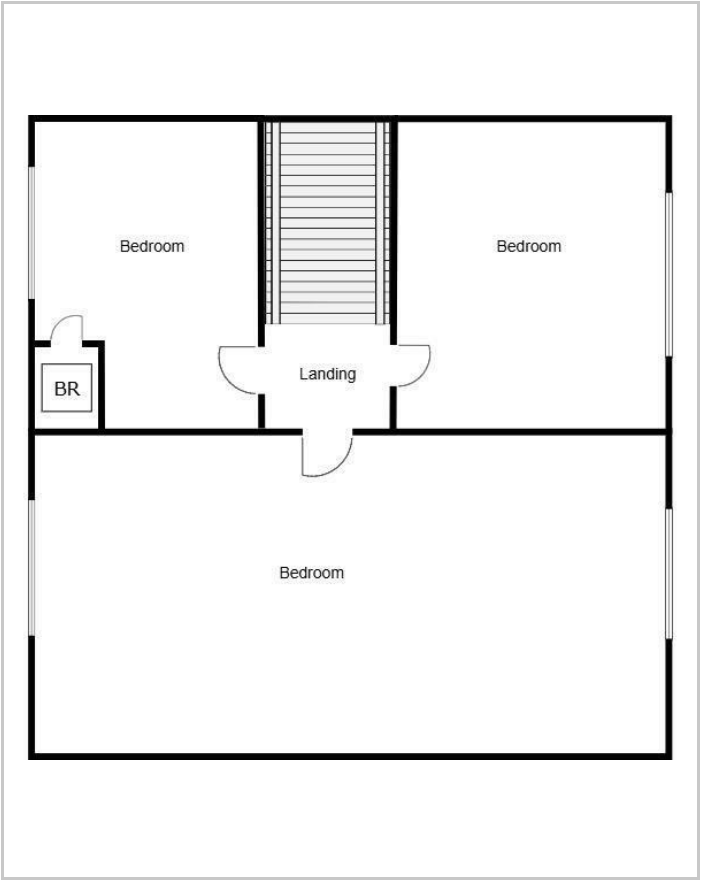
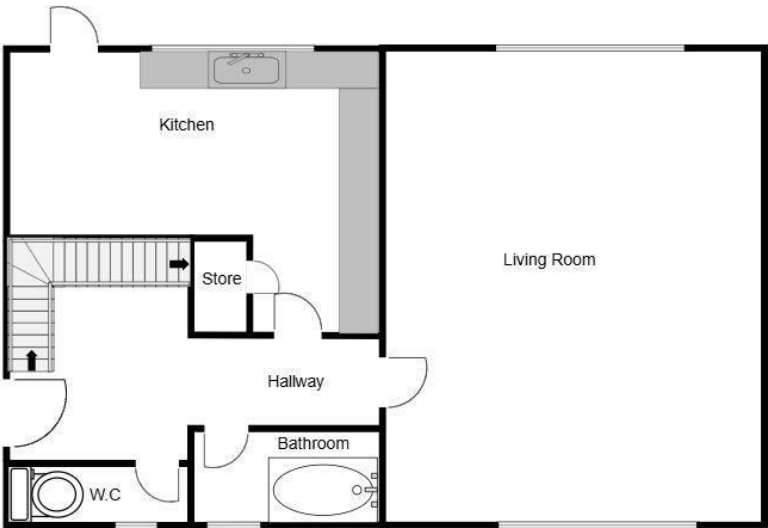
Hybrid Map



Terrain Map



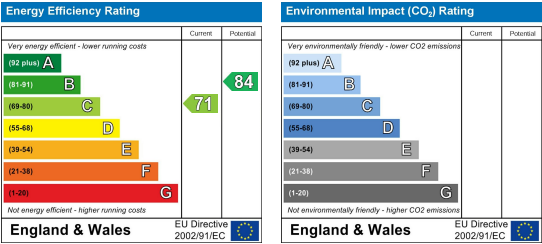
Floor Plan



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.