



Allanson Road, Manchester M22 4HL

HUNTERS
EXCLUSIVE



Allanson Road, Manchester M22 4HL

- WITHIN 0.2 MILES OF GREAT LOCAL TRANSPORT LINKS RUNNING TO THE CITY CENTRE
 - IN THE HEART OF NORTHCENDEN VILLAGE
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHWE HOSPITAL
 - EASY ACCESS TO THE M56/M60
- WITHIN 0.2 MILES TO GREAT LOCAL AMMENITIES
 - LEASEHOLD APPROX 880 YEARS REMAINING
 - GROUND RENT: £5 PER ANNUM
 - EPC: C
 - COUNCIL TAX BAND: B





EN-SUITE

GREAT TRANSPORT LINKS RUNNING TO THE CITY CENTRE

Beautiful family home situated close to the heart of Northenden Village. Consisting of a living room, modern kitchen diner, four bedrooms, family bathroom, en-suite and rear garden.

Offering easy access to the M56/M60, a quick commute to Manchester International airport and Wythenshawe hospital, within 0.2 miles of great transport links running to the city center, a lovely 1.5 miles walk along the River Mersey to Didsbury village and close to three golf courses and lots of local greenery.

VIEWING HIGHLY RECOMMENDED



GROUND FLOOR

LIVING ROOM

Spacious living room with wooden flooring, feature fireplace with surround and bay window with double glazed uPVC window.

DINING AREA

Connected to kitchen with wooden flooring, gas central heated radiator and under the stairs storage.

KITCHEN

Modern stylish kitchen with eye and base level units, part tiled walls, uPVC double glazed window, Belfast sink with mixer tap over, plumbing for washing machine and built in space for tumble dryer.

FIRST FLOOR

SECOND BEDROOM

Spacious master bedroom with wooden flooring, feature fireplace, double glazed uPVC window and gas central heated radiator

THIRD BEDROOM

A further second bedroom with wooden flooring, gas central heated radiator, double glazed uPVC window and feature fireplace.

FOURTH BEDROOM

Fourth bedroom with wooden flooring, double glazed uPVC window and gas central heated radiator. Ideal for office or nursery.

FAMILY BATHROOM

Stylish family bathroom with tiled walls and floor, standalone bath, low level W/C, shower and sink.

SECOND FLOOR

MASTER BEDROOM

Spacious master bedroom with cork flooring, double glazed velux style window and gas central heated radiator.

EN-SUITE

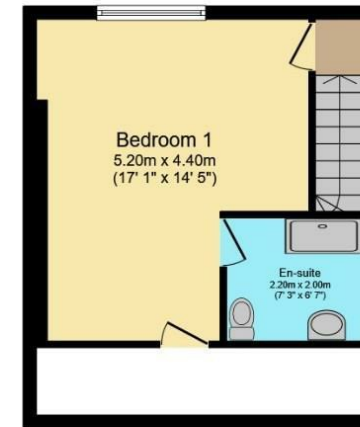
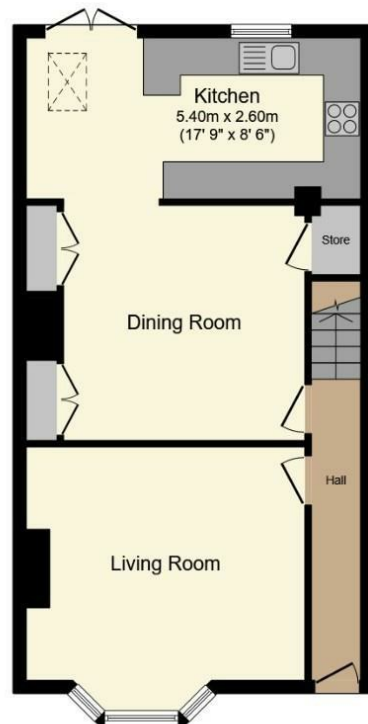
Connected to the master bedroom, with velux style double glazed window, double shower unit, low level W/C and sink.

GARDEN

Paved rear garden with boundary walls and leading to shared ally offering bin storage and space for bike storage. Ideal for entertaining.



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. 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.



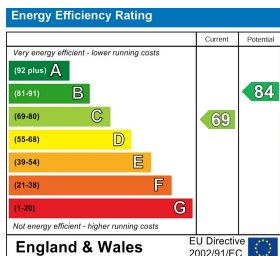
Ground Floor

First Floor

Second Floor

Total floor area 140.1 sq.m. (1,508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters South Manchester -
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