



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 NORTHEAST VILLAGE
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
  - EASY ACCESS TO THE M56/M60
- WITHIN 0.2 MILES TO GREAT LOCAL AMENITIES
  - 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**

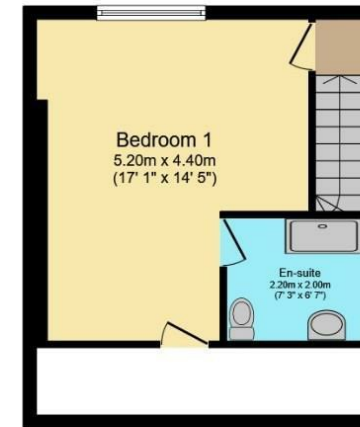
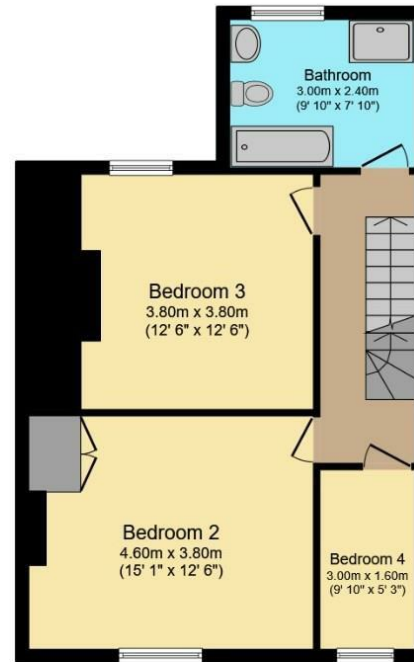
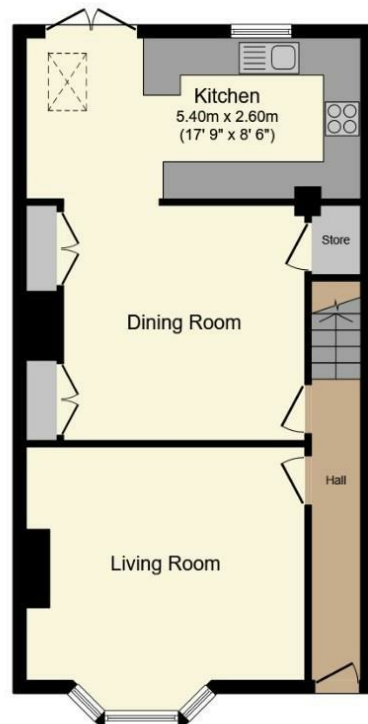
Connected to the master bedroom, with velux style double glazed window, double shower unit, low level W/C and sink.

### **GARDEN**

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



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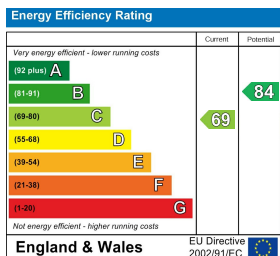
**Ground Floor**

**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](http://www.focalagent.com)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters South Manchester -  
0161 945 9000 <https://www.hunters.com>

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