

HUNTERS[®]

HERE TO GET *you* THERE



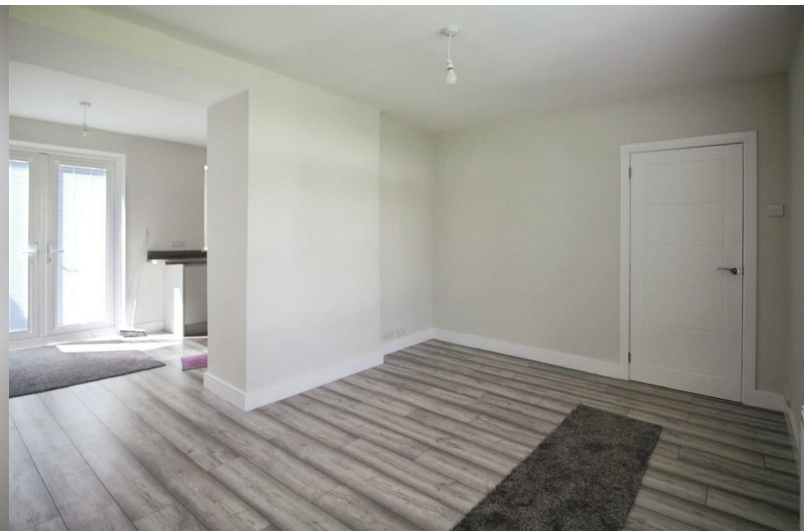
Bude Walk

Manchester, M23 1PG

Asking Price £265,000



Council Tax: A



14 Bude Walk

Manchester, M23 1PG

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- NO CHAIN!
- 0.3 MILE TO MARTINSCROFT METROLINK
- CLOSE TO WYTHENSHAW HOSPITAL
- EASY ACCESS TO M56/M60 MOTORWAY
- MINUTES FROM MANCHESTER AIRPORT
- NEWLY REFURBISHED PROPERTY
- BRAND NEW APPLIANCES
- COUNCIL TAX BAND A
- EPC D
- FREEHOLD

A beautifully renovated semi-detached property located in the popular residential area of Baguley. Only 0.3 miles to Martinscroft Metrolink with great transport links to Wythenshawe hospital, the bustling streets of Manchester City centre and also into Altrincham. Set back from the green the property is perfect for a family/ first- time buyers. The property has an idyllic garden with separate designated areas, a decking area that would be a perfect sitting area for dining alfresco in the summer months and a lawn area that has been fenced off perfect for children to play.

Inside the property welcomes you into the hallway with handy installed cupboard storage. To the left you enter into the main living room with new laminate wood flooring throughout the property has a fresh feel. Double glazed UPVC windows through-out with French double doors leading out to to the garden area. The kitchen has all new appliances with a fan assisted oven, gas hob and new stainless steel extractor. Soft close kitchen cupboards, perfect if having children. Grey unit tops with a breakfast bar area. Following on is a utility room with an additional sink and also side access to the garden. At the very end is a separate and convenient downstairs W/C.

Upstairs the property holds two great sized double bedrooms and one single bedroom. All bedrooms have brand new grey carpets. A family size bathroom that has the added benefit of double aspect windows giving a lovely bright feel, a a brand new suite consisting of a bath with overhead shower unit, W/C, wash basin and heated towel rack.

Overall a perfect family home in a great location! Viewings highly recommended!



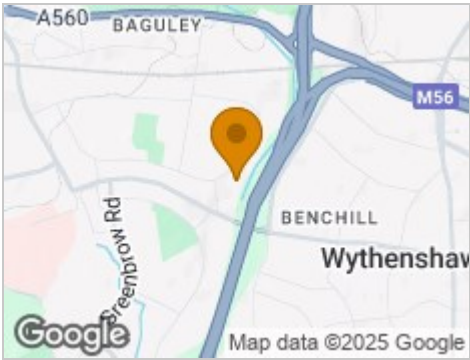
Road Map



Hybrid Map



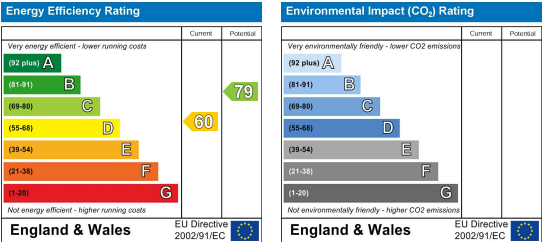
Terrain Map



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.