

HUNTERS®

HERE TO GET *you* THERE



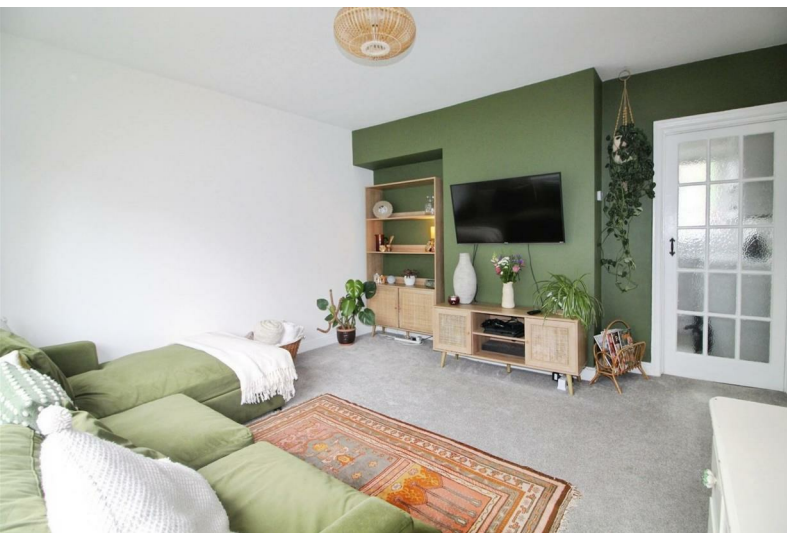
Waveney Road

Manchester, M22 9YJ

Asking Price £255,000



Council Tax: A



10 Waveney Road

Manchester, M22 9YJ

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- THREE BEDROOMS
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- IDEAL FIRST TIME BUYER PROPERTY
- FREEHOLD
- COUNCIL TAX BAND A

Occupying a prime spot in the sought-after area of Waveney Road, Manchester, this charming house presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property offers ample space for a growing family or those looking to establish their own home.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a comfortable living experience. The single bathroom is conveniently located, catering to the needs of the household.

One of the notable advantages of this property is the availability of off street parking, providing ease and convenience for residents and visitors alike. The location is not only popular but also offers a sense of community, making it an ideal choice for those looking to settle in a friendly neighbourhood.

In summary, this delightful house on Waveney Road is a fantastic opportunity for first-time buyers seeking a comfortable and spacious home in a desirable area of Manchester. With its appealing features and prime location, it is sure to attract interest from those looking to make their first step onto the property ladder.

GROUND FLOOR

Porch

5'4 x 4'1 (1.63m x 1.24m)

Entrance Hallway

6'9 x 5'8 (2.06m x 1.73m)

Lounge

12'9 x 12'8 (3.89m x 3.86m)

Dining Room

11'9 x 8'1 (3.58m x 2.46m)

Kitchen

12'9 x 7'7 (3.89m x 2.31m)

FIRST FLOOR

Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

Bedroom Two

12'8 x 9'10(max) (3.86m x 3.00m(max))

Bedroom Three

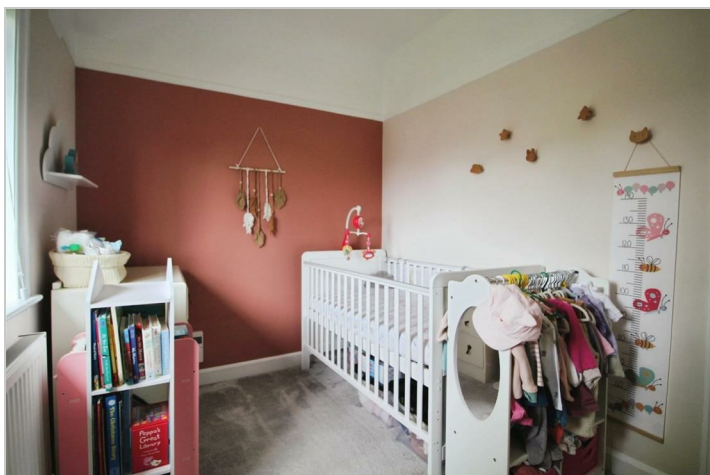
10'1 x 6'9 (3.07m x 2.06m)

EXTERIOR

Lawned garden to the front with a driveway. To the rear is an enclosed private garden with an elevated decked area and a lawn.

DETAILS

The measurements taken are an approximation with floor plans not to scale. Contact the office with any queries



Road Map



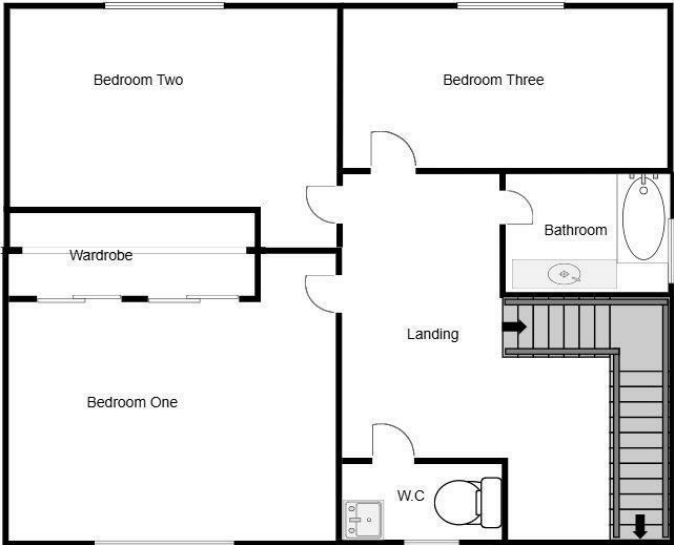
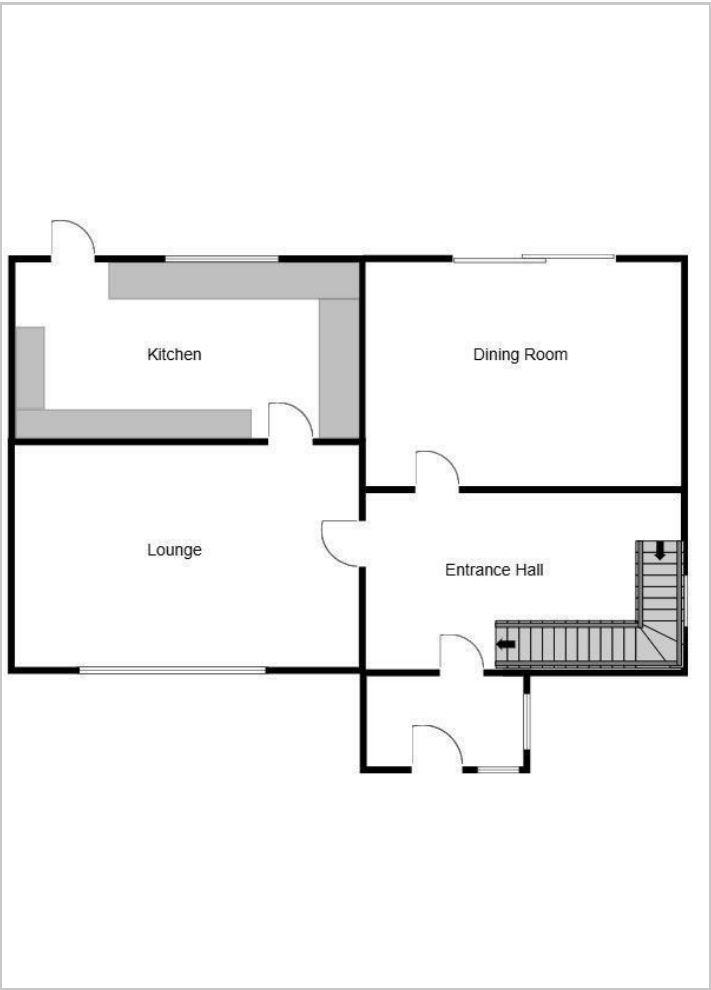
Hybrid Map



Terrain Map



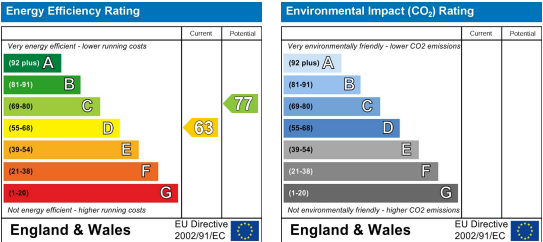
Floor Plan



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.