

HUNTERS[®]

HERE TO GET *you* THERE



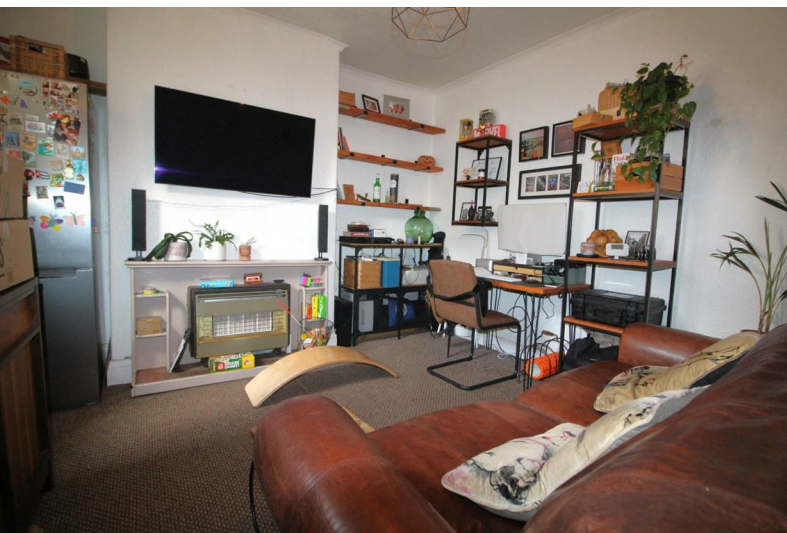
Allanson Road

Northenden, M22 4WW

£245,000



Council Tax: B



40 Allanson Road

Northenden, M22 4WW

£245,000



CHARACTER PROPERTY PRIVATE GARDEN

A period two bedroom property with lots of character and charm. Located in the heart of Northenden with lots of amenities and restaurants at your disposal and a leisurely stroll to the popular Wythenshawe park. The property consists of a living room and dining room with a feature fireplace. Leading from this room is a separate galley kitchen with access to the backyard and a cute and quaint garden. Upstairs the house hosts two double bedrooms and a family bathroom.

EPC C

VIEWINGS RECOMMENDED!

- CHARACTER PROPERTY
- PRIVATE GARDEN
- LEASEHOLD 845 YEARS REMAINING
- 1.3 MILES TO WYTHENSHAW PARK
- EASY ACCESS TO M56/M60 MOTORWAY
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND B
- EPC C
- CURRENTLY TENANTED

LIVING ROOM

A living room with fully fitted carpets and double glazed UPVC windows

DINING ROOM

A dining room or second reception room with fully fitted carpets and a feature fireplace. UPVC double glazed windows.

KITCHEN

A galley kitchen containing the boiler, a sink with drainage board and access to the rear backyard.

MASTER BEDROOM

A double bedroom with fully fitted carpets with fully fitted carpets and UPVC double glazed windows.

SECOND BEDROOM

A double bedroom with fully fitted carpet, UPVC double glazed windows on looking the back of the property.

BATHROOM

A family sized bathroom with bath, W/C and wash basin

GARDEN

A back yard with a small out-bulding for storage that leads to your own private piece of land. A lovely lawn garden.



Road Map



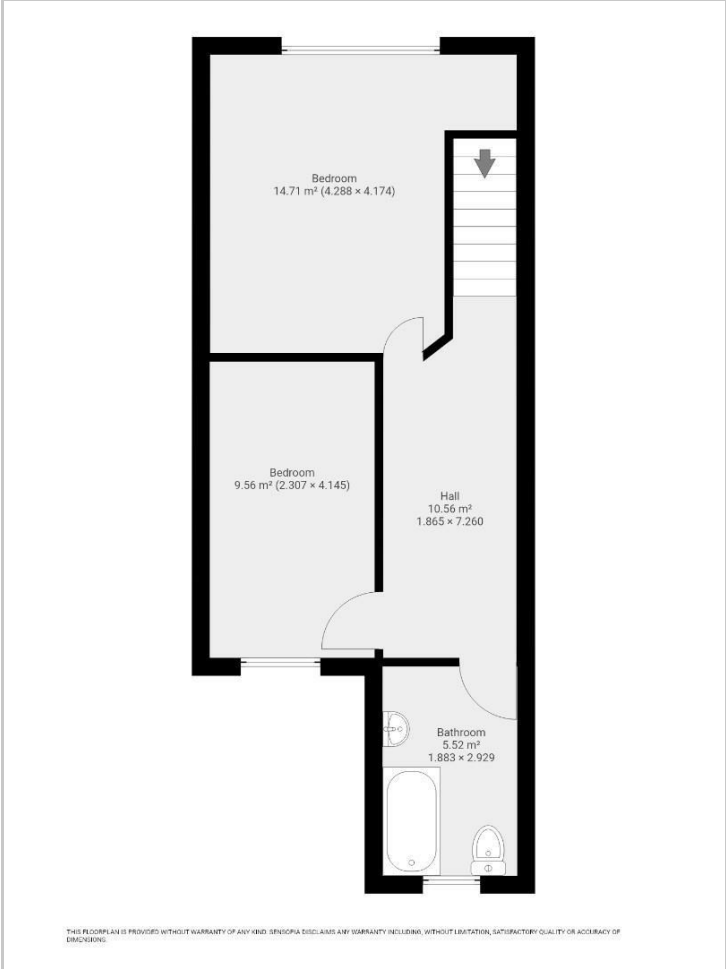
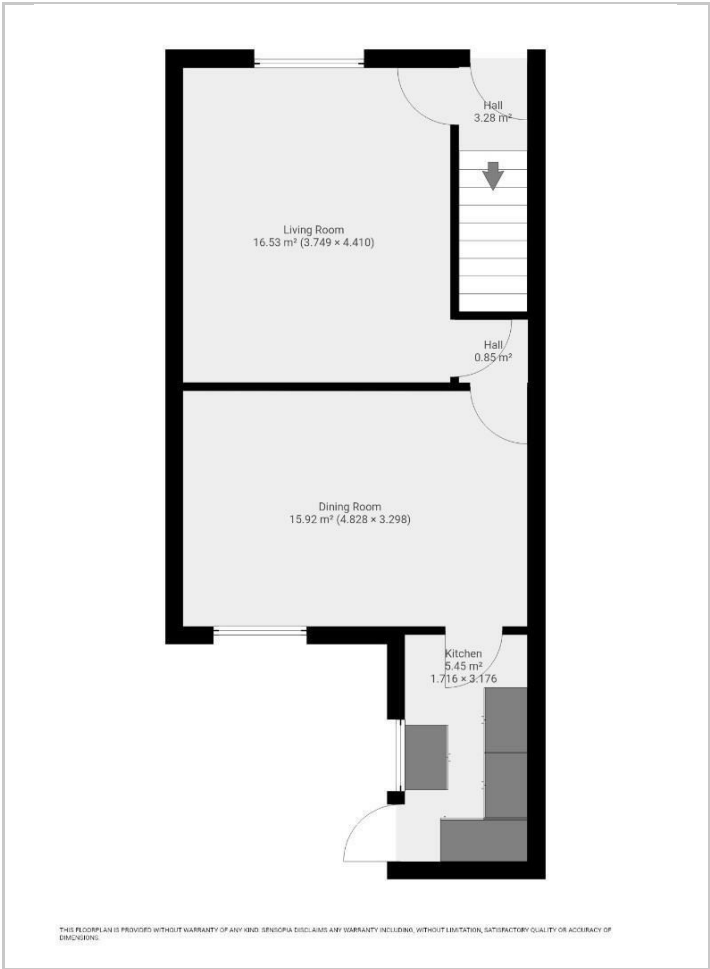
Hybrid Map



Terrain Map



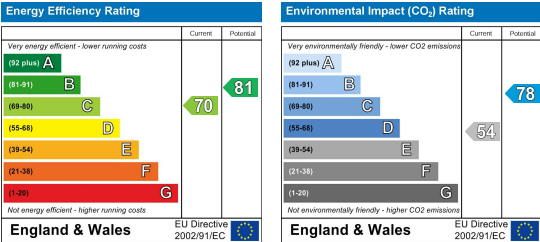
Floor Plan



Viewing

Please contact our Hunters South Manchester Lettings 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.