

# HUNTERS®

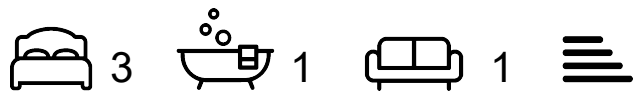
HERE TO GET *you* THERE



## Roundthorn Road

Manchester, M23 1FL

Offers In Excess Of £265,000



Council Tax: A



# 37 Roundthorn Road

Manchester, M23 1FL

Offers In Excess Of £265,000



- GATED DOUBLE DRIVEWAY
- FREEHOLD
- 0.3 MILES TO WYTHENSHAW HOSPITAL
- CLOSE ACCESS TO M56/M60 MOTORWAY
- 377ft ROUNDTORN METROLINK
- 0.5 MILES TO THE NEAREST LARGE SUPERMARKET
- 2 MILES TO WYTHENSHAW PARK
- COUNCIL TAX BAND A
- EPC TBC

Nestled on the charming Roundthorn Road in Manchester, this delightful three-bedroom house offers a perfect blend of comfort and modern living. The property features a spacious reception room that welcomes you with warmth and style. The open plan kitchen and dining area create an inviting space for family gatherings and entertaining friends, making it the heart of the home.

The property boasts three bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. Outside, you will find a beautifully maintained back garden, a serene retreat perfect for enjoying sunny afternoons or hosting summer barbecues.

For those with vehicles, the property includes a gated double driveway, offering secure parking for up to two cars. Additionally, a concrete built outside shed provides extra storage space, catering to all your organisational needs.

Situated close to Wythenshawe Hospital and on the doorstep of the Metrolink, this home is ideally located for those who may work in the healthcare sector or require easy access to medical facilities. With its combination of practical features and a lovely outdoor space, this property is an excellent choice for families or professionals seeking a comfortable and convenient lifestyle in Manchester. Don't miss the opportunity to make this charming house your new home.

## GROUND FLOOR

### Porch

6'1 x 4 (1.85m x 1.22m)

### Living Room

17'9 x 10'2 (5.41m x 3.10m)

### Dining Kitchen

21'1 x 10'2 (6.43m x 3.10m)

## FIRST FLOOR

### Bedroom

12'10 x 11'9 (3.91m x 3.58m)

### Bedroom

12'10 x 8'7 (3.91m x 2.62m)

### Bedroom

9'4 (max) x 7'4 (max) (2.84m (max) x 2.24m (max))

### Bathroom

7'8 x 5'3 (2.34m x 1.60m)

### Landing

7'8 x 7'6 (2.34m x 2.29m)

## EXTERIOR

To the front is a paved double driveway that comfortably houses two family sized cars. the driveway is protected by a double gate. To the rear is an extremely well maintained, two-tier garden with a patio area and an elevated lawned area. The rear garden has the added bonus of a very useful outbuilding complete with a security alarm.

## DISCLAIMER

**IMPORTANT NOTE TO POTENTIAL PURCHASERS:** We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller.



Road Map



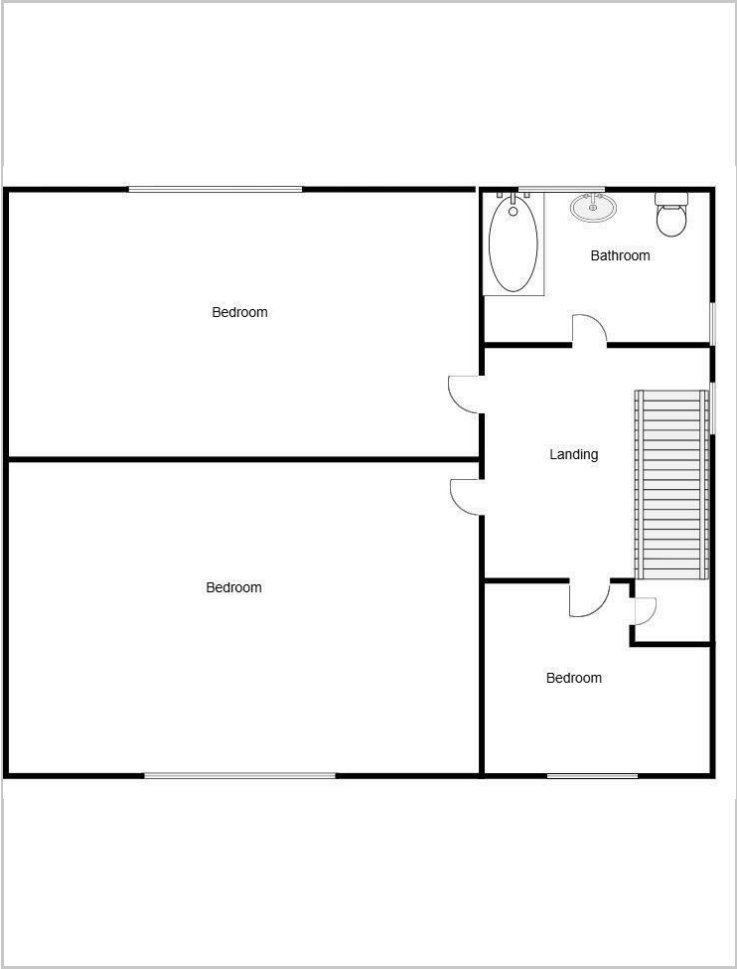
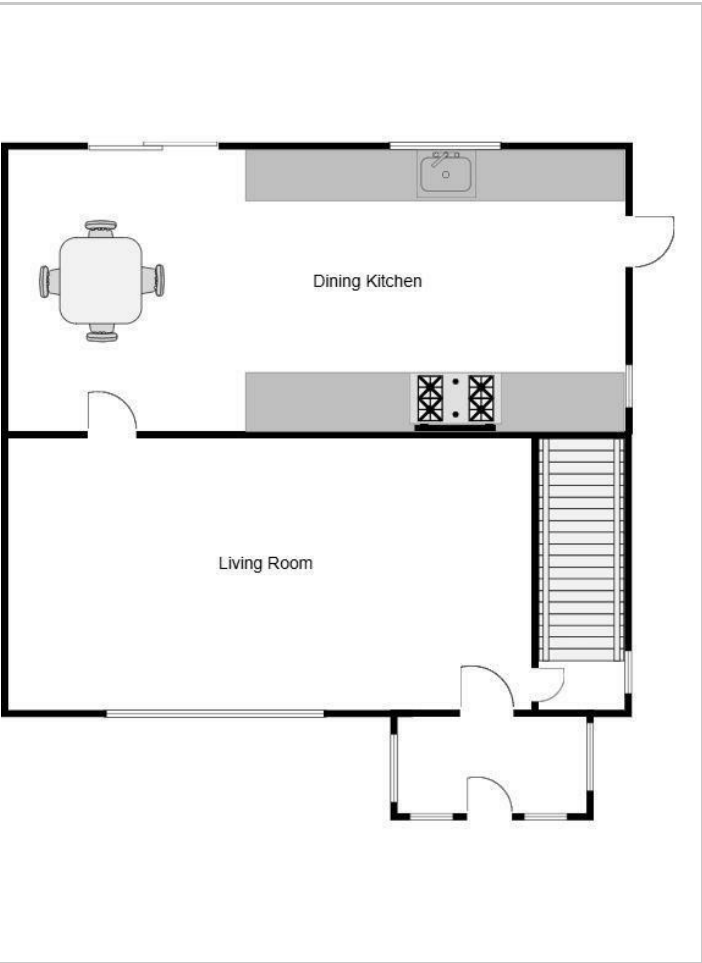
Hybrid Map



Terrain Map



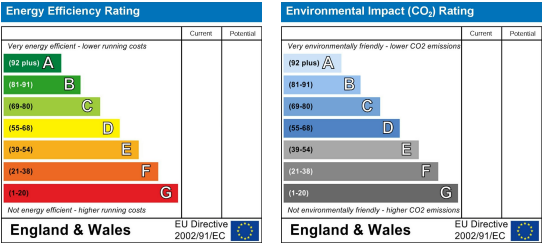
Floor Plan



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.