

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Barnclose Road

Manchester, M22 1NE

£225,000



Council Tax: A





# 6 Barnclose Road

Manchester, M22 1NE

£225,000



- OFF ROAD PARKING
- FREEHOLD
- COUNCIL TAX BAND A
- REQUIRES MODERNISATION - GREAT BLANK CANVAS TO RENNOVATE
- 1.0 MILE TO MANCHESTER AIRPORT
- 2.5 MILE TO WYTHENSHAW HOSPITAL
- 1.0 MILE WALK TO PAINSWICK PARK
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE

Nestled on Barnclose Road in Manchester, this charming house presents an excellent opportunity for families and investors alike. With three bedrooms and one bathroom with the extra convenient addition of a downstairs W/C, the property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering spot for family and friends, while the lovely garden and patio area at the rear provide a delightful outdoor retreat, ideal for relaxation or entertaining.

This home boasts off-road parking, ensuring convenience for residents and guests. The property is ripe with potential, allowing for renovation and modernisation to suit the needs of a contemporary family. The layout can be reworked to create a more open and functional living space, making it a blank canvas for those with a vision.

Situated in close proximity to local schools, this location is particularly appealing for families seeking quality education options for their children. Additionally, the property is conveniently located near Manchester Airport, making it an excellent choice for frequent travellers.

In summary, this house on Barnclose Road is a fantastic opportunity to create a personalised family home in a desirable area. With its spacious layout, outdoor charm, and potential for modernisation, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this property your own.



Road Map



Hybrid Map



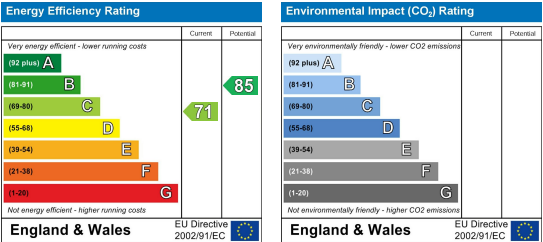
Terrain Map



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.