

HUNTERS®

HERE TO GET *you* THERE



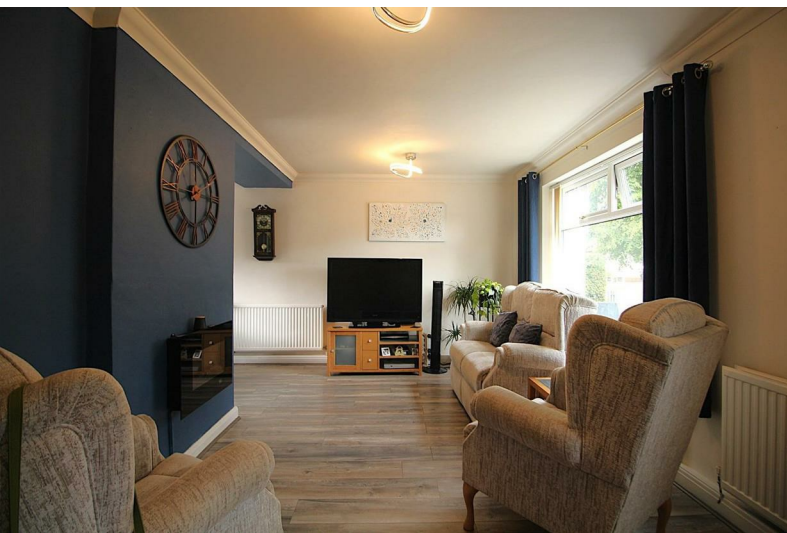
Floatshall Road

Manchester, M23 1WF

£255,000



Council Tax: A



45 Floatshall Road

Manchester, M23 1WF

£255,000



- DOUBLE DRIVEWAY
- FREEHOLD
- 0.9 MILE TO WYTHENSHAW HOSPITAL
- CONVERTED UTILITY SPACE
- BEAUTIFULLY MAINTAINED GARDEN
- COUNCIL TAX BAND A
- CLOSE TO LARGE SUPERMARKET
- 0.5 MILE TO BAUGULEY METROLINK
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- EASY ACCESS TO M56/M60 MOTORWAY

Nestled on Floatshall Road in the vibrant city of Manchester, this charming three-bedroom house offers a delightful blend of comfort and convenience. Spanning an impressive 936 square feet, the property, has been beautifully maintained, showcasing its enduring appeal.

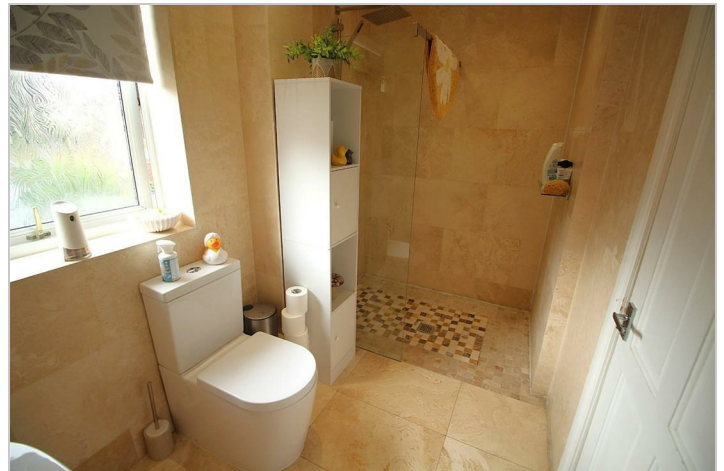
As you approach the home, you will appreciate the double driveway, providing ample parking for two vehicles, a rare find in urban settings. The rear of the property is complemented by a meticulously kept garden, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

Inside, the property boasts a well-designed layout that maximises space and natural light and a convenient converted utility space making it an inviting retreat for any family. The three bedrooms offer flexibility for various living arrangements, whether you need a guest room, a home office, or space for children. The bathroom is conveniently located, ensuring ease of access for all.

Location is key, and this property does not disappoint. Situated just 0.9 miles from Wythenshawe Hospital, it is ideal for healthcare professionals or those who value proximity to medical facilities. Families will appreciate the excellent schools nearby, including the highly regarded Sacred Heart Catholic School, ensuring quality education is within easy reach.

For those who rely on public transport, the Baguley Metrolink station is a mere 0.5 miles away, providing quick and easy access to the wider Manchester area. This home is not just a property; it is a gateway to a vibrant community with all the amenities you could desire.

In summary, this well-maintained house on Floatshall Road is a perfect choice for families or professionals seeking a comfortable home in a convenient location. With its charming garden, ample parking, and proximity to schools and transport links, it truly offers a wonderful living experience in Manchester.



Road Map



Hybrid Map



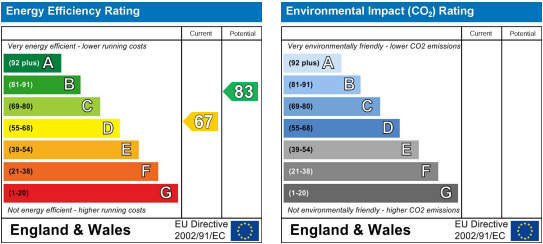
Terrain Map



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.