



Palatine Road, Northenden M22 4ZU

£3200,000

HUNTERS
EXCLUSIVE



Palatine Road, Northenden M22 4ZU

- ALLOCATED SPACE IN PRIVATE CAR PARK
- OUTSIDE TERRACE
- TWO DOUBLE BEDROOMS
- THREE BATHROOMS
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- EASY ACCCESS TO M60/M60 MOTORWAY
- CLOSE TO MANCHESTER AIRPORT
- 1.0 MILE WALK TO WYTHENSHAW PARK
- AMMENTIES, BARS & RESTAURANTS ON YOUR DOORSTEP
- EPC C





Hunters are delighted to bring to the market a stunning duplex apartment in the heart of Northenden village with local shops, bars and restaurants on your doorstep and the luxury of a private car park to the rear. Located on the top floor of the building and covering the third and fourth storey. Hosting a rare private outside terrace perfect to sit and enjoy and glass of wine on the summer nights.

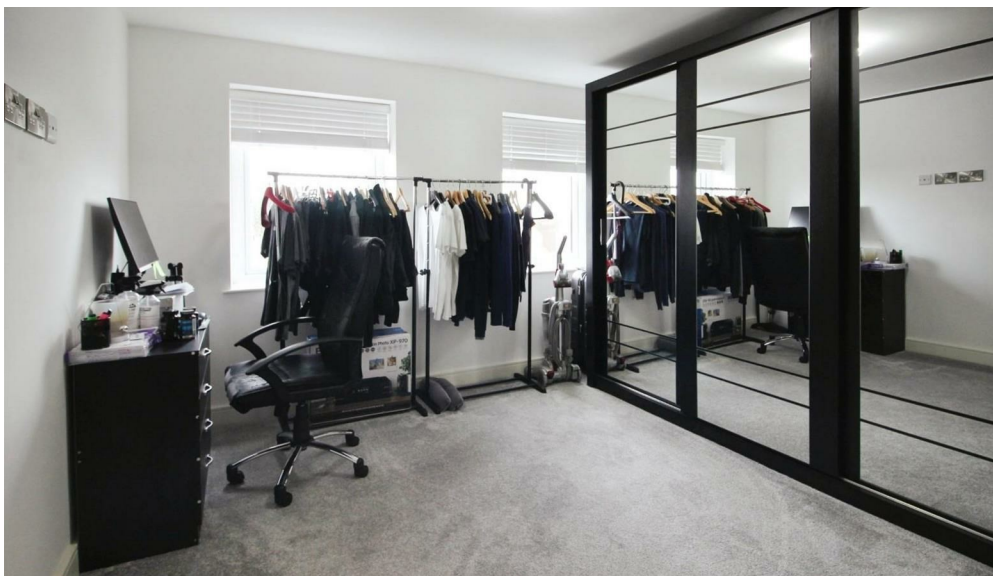
The first floor opens to a spacious hallway to the left is the master bedroom with a modern and stylish En-suite. The second bedroom contains floor to ceiling fitted wardrobes and is currently being used as an office space perfect for a professional single or couple working from home. There is also another En-suite that leads off the bedroom with a w/c wash basin and walk-in shower.

Upstairs the apartment consists of an open plan living room, kitchen and dining space with a kitchen island that doubles as a breakfast bar and work space area. The living area leads out to the terrace that creates a lovely spacious feeling and brings in an abundance of light and perfect space for socialising in the summer. There is also a handy third bathroom on this floor and storage area.

Perfect for a single or professional couple.

VIEWINGS HIGHLY RECOMMENDED

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take his responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.



OPEN PLAN LIVING/ KITCHEN

A beautiful large living area with triple uPVC double glazed windows with one doubling as the door to the outside terrace area. Oak wood style laminate flooring through -out. A modern and stylish kitchen with grey soft close doors. Integrated full sized fridge/freezer and dishwasher. and integrated fan-assisted oven with electric hob and stainless steel fan extractor. Stainless steel sink and drainer and integrated Bosch microwave. Kitchen island that doubles as a breakfast bar. Through-out the room uPVC double glazed windows and

BATHROOM

upstairs there is a wash room with a modern white suite with chrome fittings, containing W/C and wash basin. Ceramic floor tiles and part wall tiles with an integrated mirror.

MASTER BEDROOM

A spacious double bedroom with fitted grey carpets uPVC double glazed windows and electric heated radiators.

EN-SUITE

En-suite with a modern white suite with chrome fittings, containing bath and overhead shower and glass partition, W/C and wash basin. Ceramic floor tiles and part wall tiles with an integrated mirror. Chrome heated towel rail.



SECOND BEDROOM

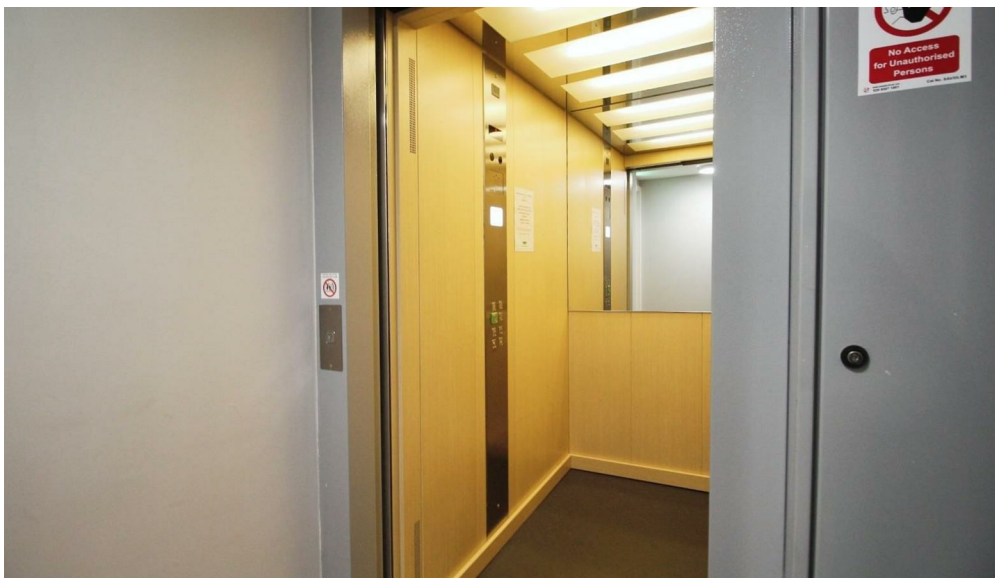
Another double bedroom with fully fitted floor to ceiling wardrobes and fitted grey carpet. Two uPVC double glazed windows and access to the second en-suite.

EN-SUITE TWO

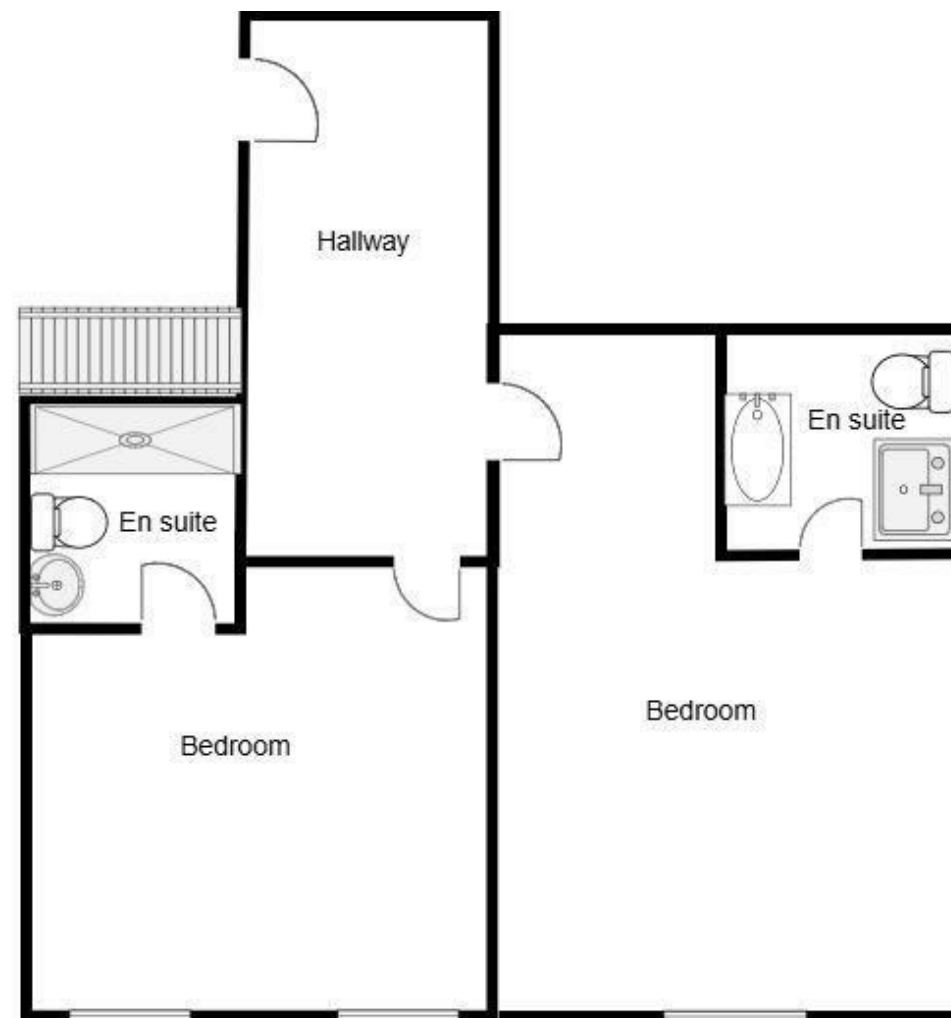
En-suite with a modern white suite with chrome fittings, containing a walk-in shower, W/C and wash basin. Ceramic floor tiles and part wall tiles with an integrated mirror. Chrome heated towel rail.

TERRACE

uPVC double glazed door that leads out to the terrace area that has been partitioned by a glass boundary to enable full access of the views.



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. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters South Manchester -
0161 945 9000 <https://www.hunters.com>

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