

# HUNTERS<sup>®</sup>

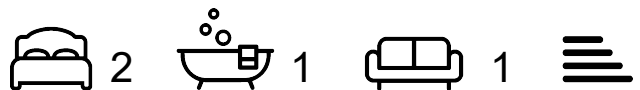
HERE TO GET *you* THERE



## Moor Road

Manchester, M23 9BG

Offers In The Region Of £240,000



Council Tax: B





# 26 Moor Road

Manchester, M23 9BG

Offers In The Region Of £240,000



- OVER 55's ONLY
- OFF ROAD PARKING
- SITUATED IN A QUIET-CUL- DE-SAC
- LARGE CORNER GARDEN
- SERVICE CHARGE £80 PM
- 1.0 MILE TO WYTHENSHAW PARK
- COUNCIL TAX BAND B
- EPC - TBC

Nestled in a tranquil cul-de-sac on Moor Road, Manchester, this charming semi-detached bungalow offers a delightful retreat from the hustle and bustle of city life. With a well-proportioned 667 square feet of living space, the property features a welcoming reception room, two comfortable bedrooms, and a modern bathroom, making it an ideal home for an older couple or a single person seeking peace and comfort.

The bungalow boasts a beautiful large corner back garden, perfect for enjoying sunny afternoons or tending to your favourite plants. Additionally, the property provides off-road parking for two vehicles, ensuring convenience for residents and guests alike.

One of the standout features of this home is its proximity to Wythenshawe Park, located less than a mile away. This lovely green space offers a wonderful opportunity for leisurely walks, picnics, and enjoying the great outdoors.

With its serene location and practical amenities, this bungalow presents an excellent opportunity for those looking to settle in a peaceful area while still being close to local conveniences. Don't miss the chance to make this delightful property your new home.

This property is a leasehold with 78 years remaining and a 75% ownership with NO rent to pay on the remaining 25%. Please ask agent for more details.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this 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.





Road Map



Hybrid Map



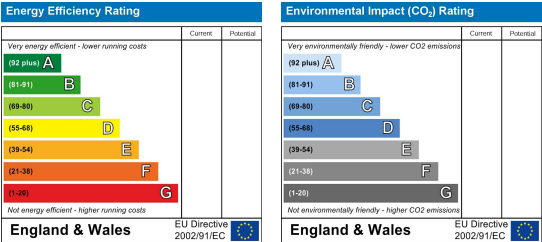
Terrain Map



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.