

HUNTERS®

HERE TO GET *you* THERE



Floatshall Road

Manchester, M23 1WF

Offers In The Region Of £250,000



Council Tax: A



39 Floatshall Road

Manchester, M23 1WF

Offers In The Region Of £250,000



- FREEHOLD
- 0.9 MILE TO WYTHENSHAW PARK
- 0.5 MILE WALK TO BAUGLEY METROLINK
- 0.9 MILE TO WYTHENSHAW HOSPITAL
- LESS THAN 2 MILE WALK TO WYTHENSHAW PARK
- SOUTH FACING GARDEN
- EASY ACCESS TO M56/M60 MOTORWAY
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND A
- EPC - C

This charming house offers a perfect blend of comfort and convenience. Boasting a double driveway, this property is ideal for families. The house features a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining.

One of the standout features of this home is the presence of two bathrooms, which adds to the practicality of daily living. The downstairs toilet is particularly useful for guests and busy households.

Step outside to discover a delightful south-facing garden, complete with a lovely patio area. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

Located in a great locality, this home is within easy reach of local schools, including the well-regarded Sacred Heart, making it an excellent choice for families prioritising education. With its appealing features and prime location, this property on Floatshall Road is a wonderful opportunity for those looking to settle in a thriving community.



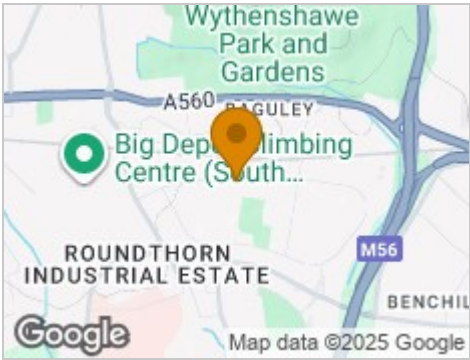
Road Map



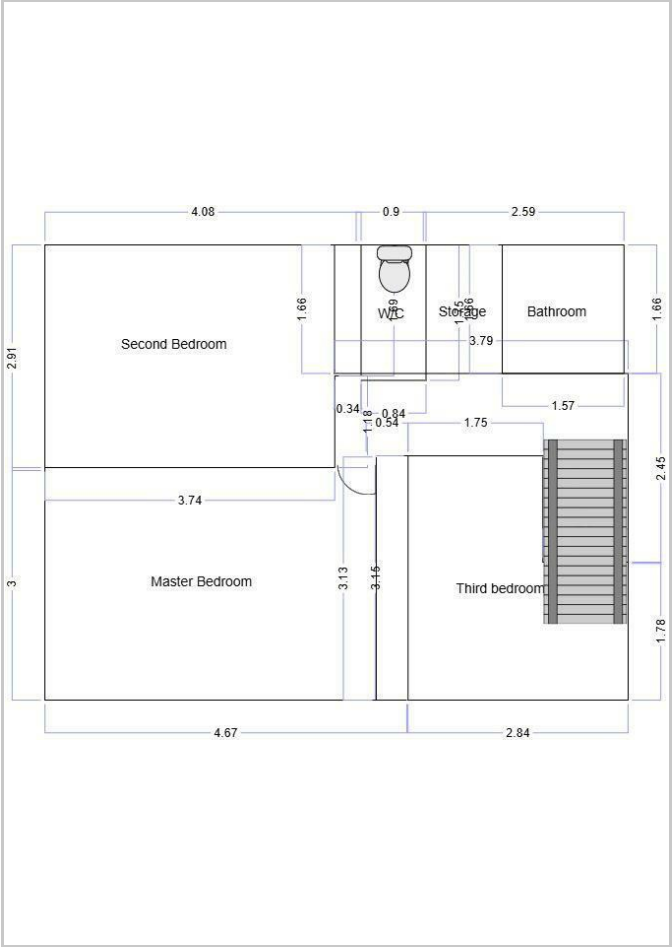
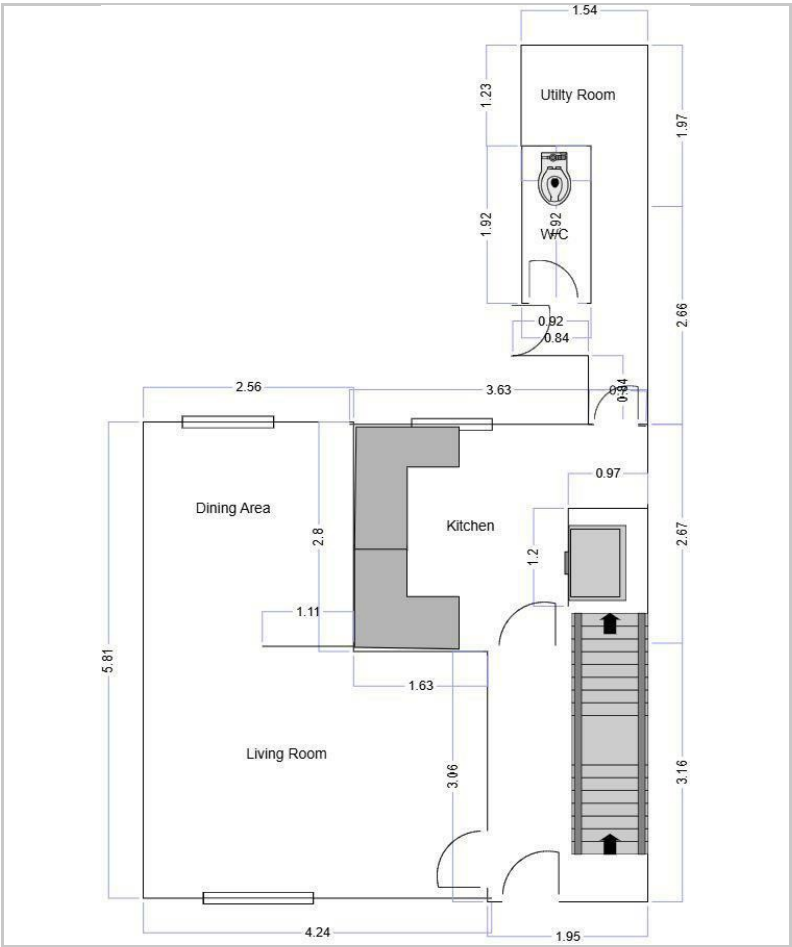
Hybrid Map



Terrain Map



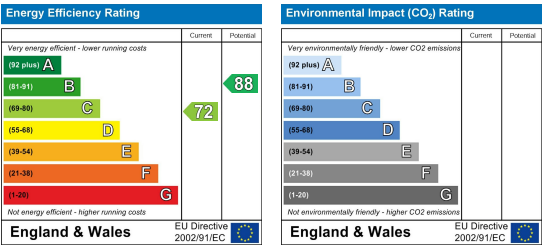
Floor Plan



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.