

HUNTERS®

HERE TO GET *you* THERE



Actonville Avenue

Wythenshawe, Manchester, M22 9AN

Asking Price £129,000



Council Tax: B



4 Actonville Avenue

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- TWO BEDROOMS
- TWO BATHROOMS
- RECENTLY MODERNISED KITCHEN
- ALLOCATED PARKING
- ELEVATOR IN BUILDING
- GROUND RENT £134 BI-ANNUALLY
- SERVICE CHARGE £212 P.C.M
- LEASEHOLD 150 YEARS FROM JANUARY 1ST 2006
- 2 MILE TO WYTHENSHawe HOSPITAL
- 1.9 MILE TO MANCHESTER AIRPORT

Well positioned in the desirable area of Actonville Avenue, Wythenshawe, Manchester, this modernised two-bedroom apartment offers a perfect blend of comfort and convenience. Situated on the second floor, the property boasts an inviting atmosphere, enhanced by contemporary finishes.

As you enter, you will be greeted by a hallway that leads to a spacious living area that is both bright and airy. Glass French doors open to a Juliet balcony perfect to enjoy on the summer nights. The kitchen has been renovated with a brand new cooker, hob and stainless steel sink installed, designed with functionality in mind, making it a joy to prepare meals.

The property features two bedrooms and has the extra advantage of two bathrooms, a significant bonus for those who enjoy hosting visitors. This thoughtful layout ensures that everyone has their own space, promoting a harmonious living environment.

Accessibility is a key feature of this home, with an elevator providing easy access to the second floor. This is particularly beneficial for those who may have mobility concerns or simply prefer the convenience of lift access.

In summary, this modernised two-bedroom apartment on Actonville Avenue is an excellent opportunity for anyone seeking a stylish and practical home in Wythenshawe. With ample amenities, and convenient location, it is sure to appeal to a professional couple wanting their first home or property investors.

ADDITIONAL INFO

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



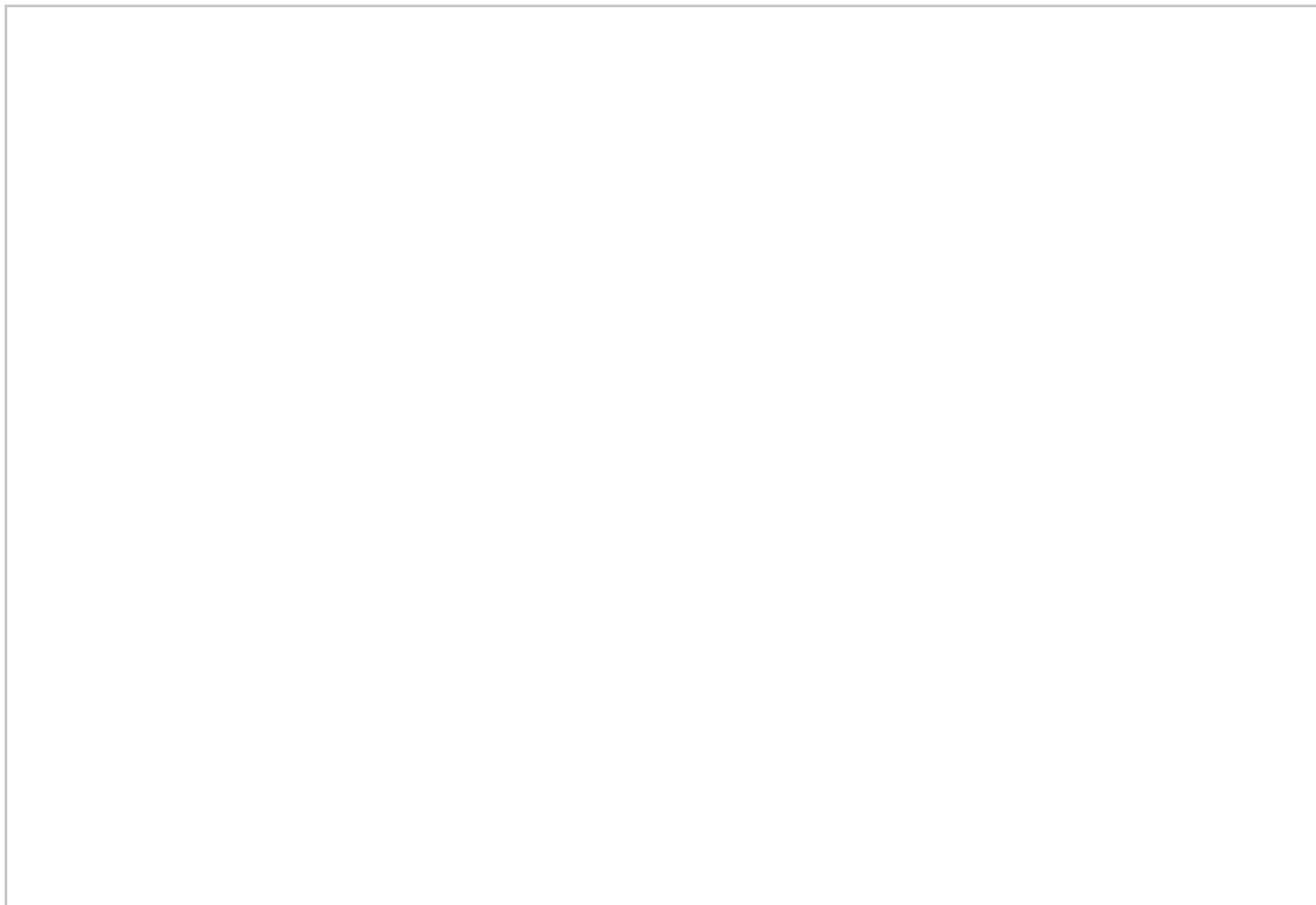
Hybrid Map



Terrain Map



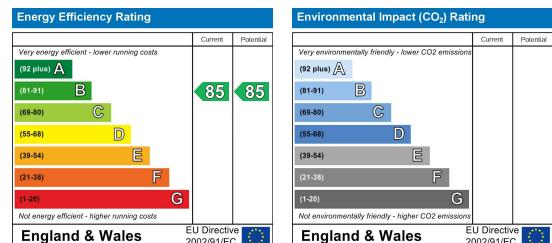
Floor Plan



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.