

# HUNTERS<sup>®</sup>

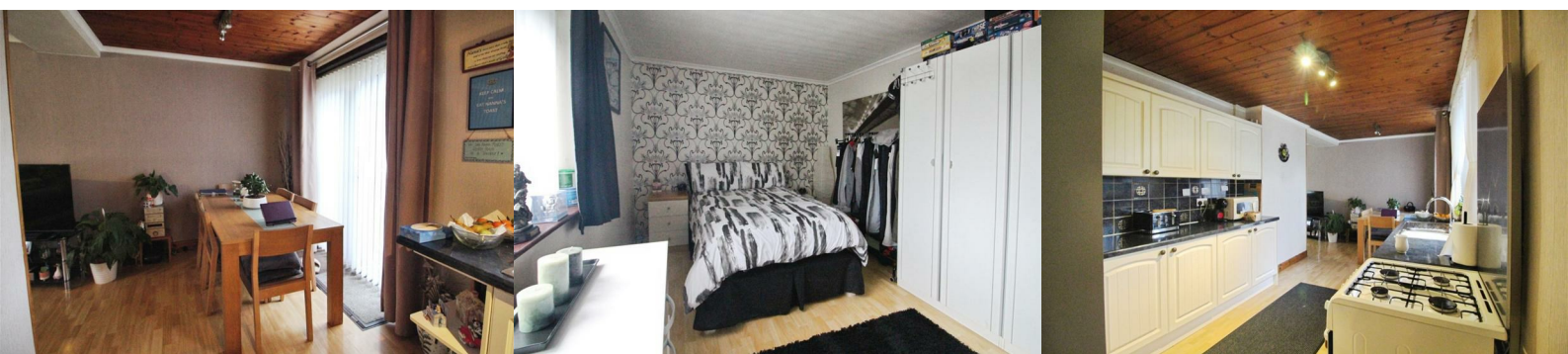
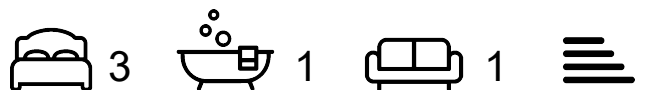
HERE TO GET *you* THERE



## Maismore Road

Manchester, M22 1RZ

Asking Price £210,000



Located on Maismore Road in the vibrant city of Manchester, this charming family home offers a delightful blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to grow and thrive. The inviting reception room provides a perfect setting for relaxation and entertaining guests, while the spacious kitchen diner serves as the heart of the home, perfect for family meals and gatherings.

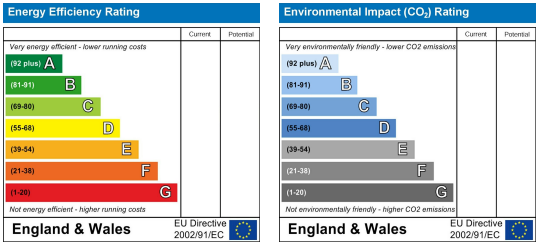
The property features a separate toilet to the main bathroom, enhancing convenience for busy households. Outside, you will find a large garden, an excellent space for children to play or for hosting summer barbecues with friends and family. The garden offers a tranquil retreat from the hustle and bustle of city life, allowing you to enjoy the outdoors in the comfort of your own home.

For those with vehicles, the property boasts a two-car drive, ensuring ample parking space for your convenience. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in Manchester. Don't miss the chance to make this lovely family home your own.

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.

- 2 CAR DRIVE
- 0.2 MILE TO PAINSWICK PARK
- 0.7 MILE TO THE WILLOWS PRIMARY SCHOOL
- 0.7 MILE TO MANCHESTER ENTERPRISE ACADEMY
- 1.2 MILES TO WYTHENSHAW CIVIC
- 2.1 MILES TO WYTHENSHAW HOSPITAL
- EPC - E
- TAXBAND - A

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.

Area Map



Floor Plans

