



## Hexagon Close, Manchester M9

- EXECUTIVE FAMILY HOME
- OUTDOOR BAR AREA
- OFF ROAD PARKING WITH INTEGRATED GARAGE
- DOWNSTAIRS WC
- IDEAL FOR THE GROWING FAMILY
- FOUR DOUBLE BEDROOMS
- CLOSE TO NORTH MANCHESTER GENERAL HOSPITAL
- EN-SUITE TO MASTER BEDROOM
- AROUND 4 MILES TO MANCHESTER CITY CENTRE
- LUXURIOUS FEEL THROUGHOUT

**Offers In Excess Of £360,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this immaculately presented four double bedroom detached family home within a sought after development in Higher Blackley, Manchester. Constructed in 2012 by the renowned builders Taylor Wimpey Homes, this property is sure to appeal to the growing family looking for the executive lifestyle .

Upon entering the property, you will find a welcoming hallway, introducing an atmosphere of space & luxury. The tastefully decorated and generously sized lounge provides a homely ambiance, creating an inviting space for relaxation and entertainment. From the lounge, you will find the open plan modern kitchen/dining room, where integrated appliances enhance both style and convenience. A further hallway off the kitchen leads to the downstairs WC and access to the rear garden.

To the upper level, a spacious landing area leads to the master bedroom, a luxurious retreat boasting its own en-suite. Three additional double bedrooms provide ample accommodation for family members or guests, and a well appointed modern family bathroom completes the upstairs living space, offering both comfort and functionality.

Outside, the property presents a welcoming front with off road parking and integrated garage for added convenience The rear garden features a private lawned and patio together with an amazing bar, perfect for family gatherings.

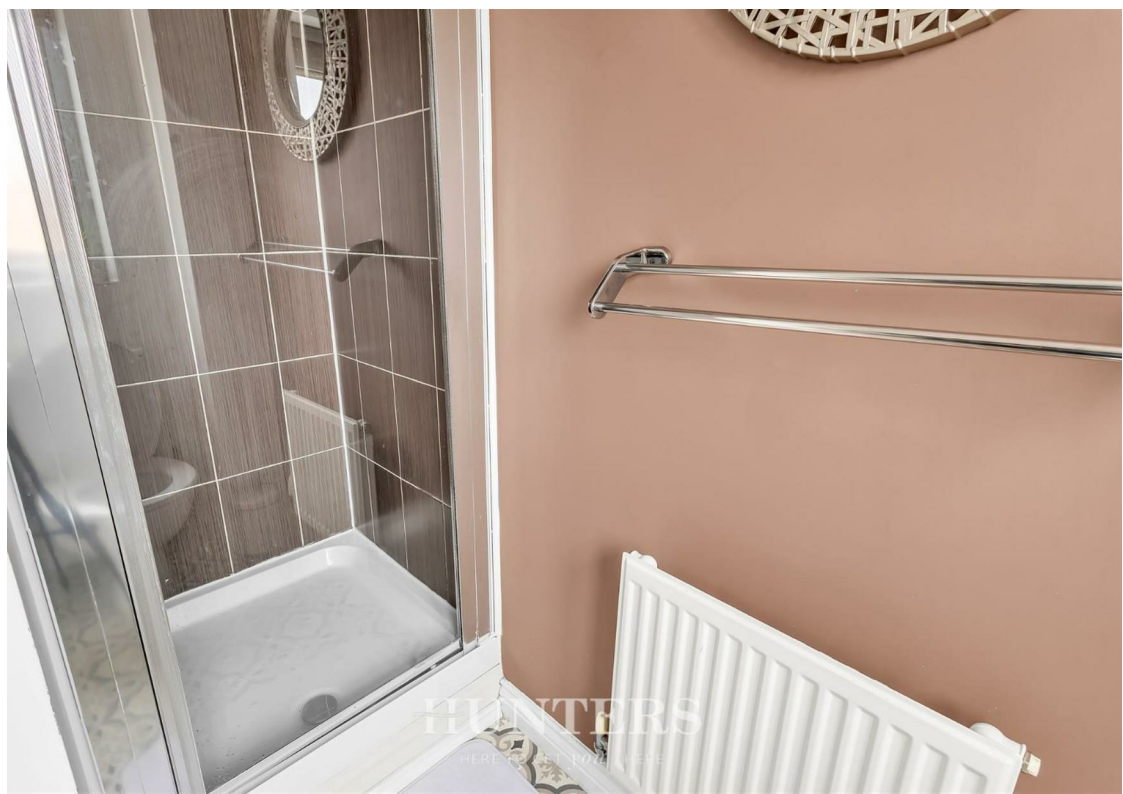
Convenience is a hallmark of this location, within walking distance to North Manchester General Hospital and close proximity to local shops, transportation links, and esteemed educational institutions. Excellent connectivity to commuter routes, including Manchester City Centre which is around 4 miles away and proximity to the M62 motorway network.

Tenure: Leasehold 233 years remaining £295 per annum.

Council Tax Band: C

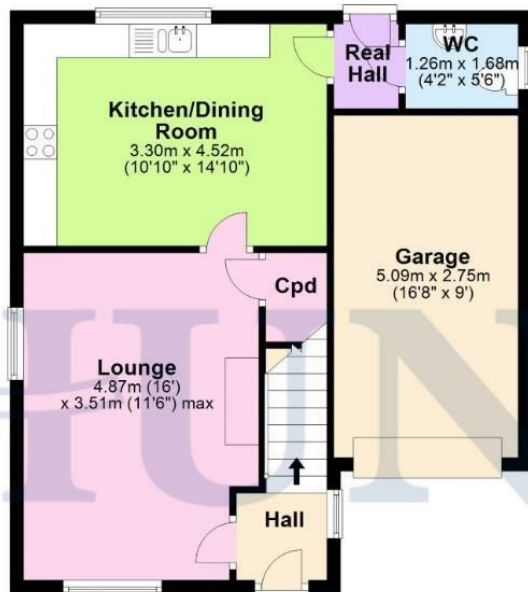
EPC Rating: C





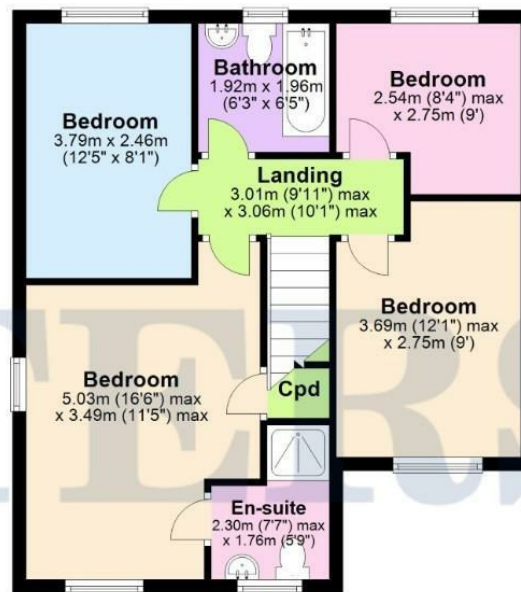
### Ground Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



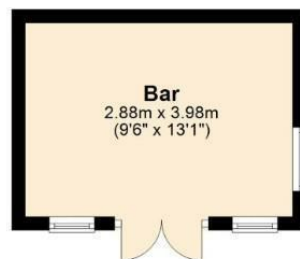
### First Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



### Outbuilding

Approx. 11.5 sq. metres (123.6 sq. feet)



Total area: approx. 122.6 sq. metres (1319.8 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

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

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

## Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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