



Southwood Drive, Manchester M9

- QUIET CUL-DE-SAC
- SHORT DISTANCE TO HEATON PARK
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- DOWNSTAIRS WC
- EXTENDED
- CLOSE TO TRAM STATIONS
- OFF ROAD PARKING FOR SEVERAL CARS
- EPC - C

Offers Over £265,000

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Hunters are delighted to offer this beautifully extended three bedroom semi detached home, situated on a quiet cul-de-sac on Southwood Drive in Manchester. Built around the 1930s, this property is ideal for first time buyers or a growing family, offering ample space and a convenient location.

As you enter through the porch, you'll find a good sized hallway leading to an expansive lounge, featuring French doors that open out to a covered outside seating area, creating a seamless indoor/outdoor living experience. The ground floor also boasts a generously extended kitchen equipped with integrated appliances and direct access to the rear garden. Completing this level is a convenient downstairs WC. Upstairs, the property comprises three spacious double bedrooms, all with fitted wardrobes for extra space. The family bathroom is well appointed with a WC, hand wash basin, and a shower over the bath.

To the front, there is off road parking for several cars, ensuring ample space for family and guests. The rear garden is well maintained, featuring a low maintenance lawned garden with artificial grass and a covered outside sitting area, perfect for relaxing or entertaining.

Conveniently located in a popular residential area, this home is close to excellent schools, colleges, local amenities, and transport links, including Bowker Vale tram stop and the M60 motorway network. Heaton Park is just a few minutes' drive away, offering an array of family activities and pleasant walks.

Don't miss the opportunity to make this charming 1930s home your own.

Tenure: Leasehold - 930 years remaining
Ground Rent: £5.00 per annum
EPC Rating: C
Council Tax Band: C





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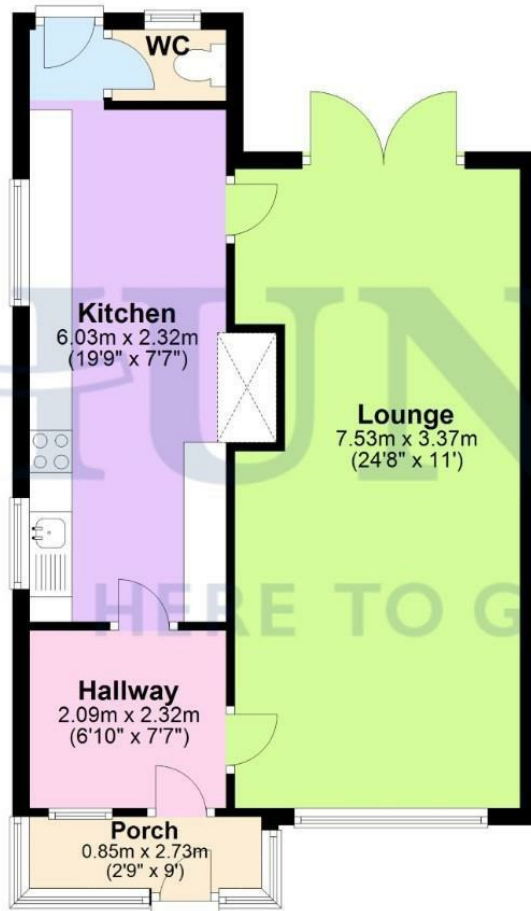
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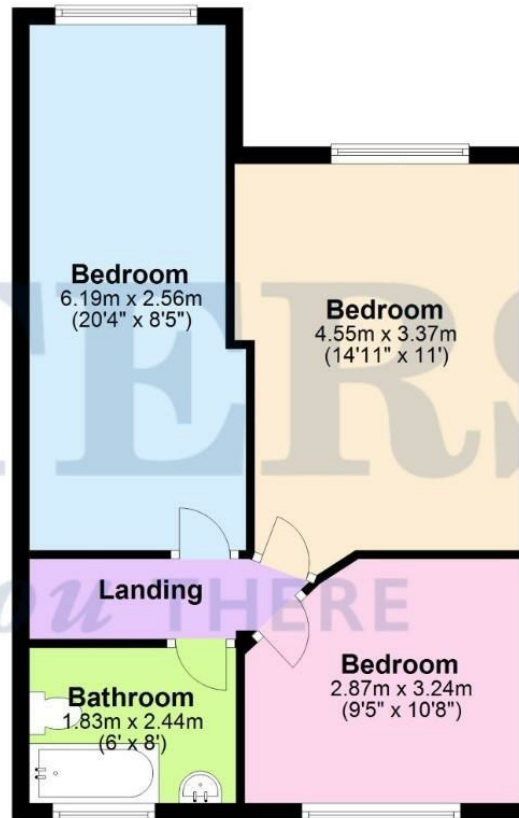
Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)




Total area: approx. 97.2 sq. metres (1046.3 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) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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