



Merridale Road, Manchester M40

- NO CHAIN
- SPACIOUS ACCOMMODATION FOR A GROWING FAMILY
 - CLOSE TO LOCAL AMENITIES
 - EXCELLENT TRANSPORT LINKS
 - OPEN PLAN LIVING
- NEWLY REFURBISHED
- INTEGRATED GARAGE
 - OFF ROAD PARKING
- DOWNSTAIRS WC & UTILITY ROOM
 - EPC RATING - C

Price £330,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present this newly refurbished, spacious four bedroom detached family home situated on the desirable Merridale Road in Manchester. This impressive property is offered with no onward chain and is ready to move into, making it ideal for growing families seeking their perfect home.

Step inside to discover a thoughtfully designed layout. The hall leads to an expansive open plan lounge and dining room, perfect for both relaxation and entertaining. A well proportioned stylish kitchen featuring French doors that open out to the rear garden, creating a seamless indoor/outdoor living experience. Additionally, the ground floor boasts a convenient downstairs WC and a practical utility room.

Upstairs, you will find four generously sized bedrooms, providing ample space for the entire family. The master bedroom is a true retreat, benefitting from a charming bay window and a private ensuite bathroom. A well appointed family bathroom serves the remaining bedrooms.

This property also includes an off road parking and an integrated garage, offering secure parking and additional storage space.

Situated on Merridale Road, this home enjoys a prime location with excellent potential. It is conveniently close to a variety of local amenities. Close to esteemed local schools such as Merridale Primary School, St. Paul's Catholic High School, and Manchester Academy are just a short distance away, ensuring quality options for families with children. This property is also a short distance away from Platt Fields Park and Alexandra Park offer beautiful green spaces for leisure, sports, and family activities. The property benefits from excellent transport links, with easy access to major roads such as the M60 and A34. Public transport options, including regular bus services and nearby train stations, ensure quick and efficient travel to Manchester city centre.

Don't miss the opportunity to make this stunning family home yours. Contact us today to arrange a viewing!

Tenure: Leasehold - 978 years remaining

Ground Rent: £200.00 per annum.

EPC Rating: C

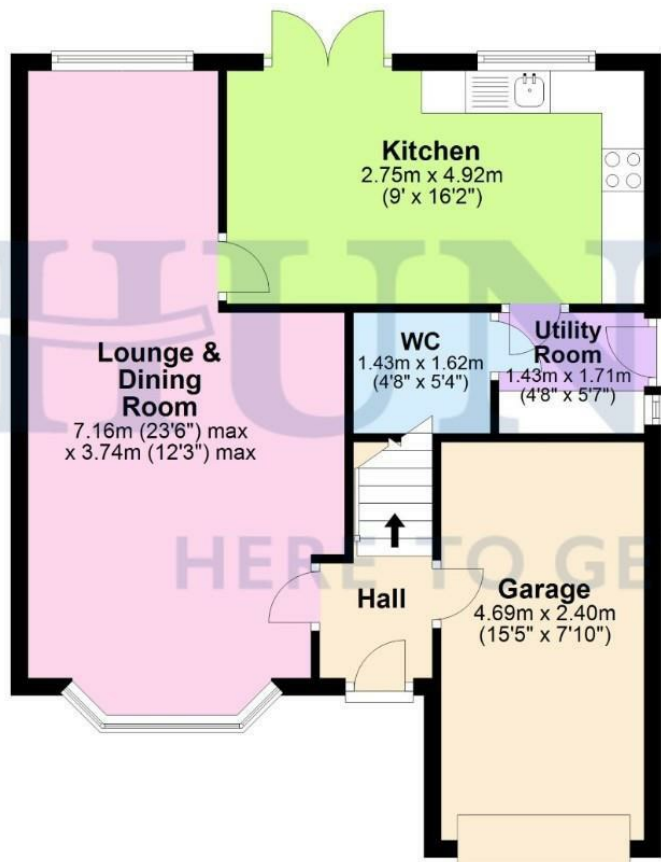
Council Tax Band: C





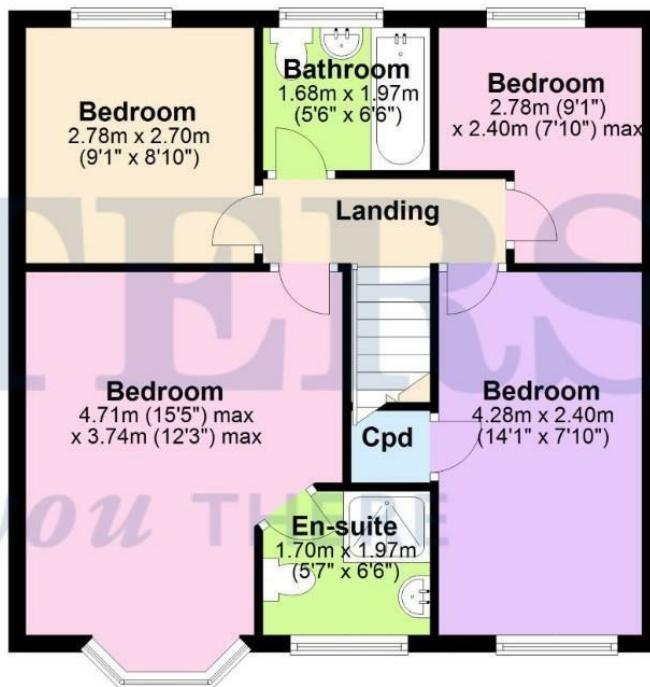
Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



Total area: approx. 109.2 sq. metres (1175.8 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) A			88
(81-91) B		77	
(69-80) C			
(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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>