



## Gainford Gardens, Manchester M40

- FREEHOLD
- INTERGRATED GARAGE
- EXTENDED
- CLOSE TO LOCAL SCHOOLS
- CORNER PLOT
- GATED DRIVEWAY FOR MULTIPLE CARS
- SPACIOUS REAR GARDEN
- READY TO MOVE INTO

Offers Over £290,000

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

Hunters are delighted to present this immaculately maintained three bedroom semi detached home, located on the sought after Gainford Gardens in Moston. Set in a desirable residential area, this FREEHOLD property boasts a thoughtfully designed layout and impressive outdoor space, ideal for a growing family.

Upon entering the welcoming hallway, you are led into a bright and airy dining room, enhanced by a charming bay window that floods the space with natural light. The property benefits from a rear extension, creating a generously sized lounge featuring French doors that open onto the beautifully kept garden, perfect for relaxation or entertaining.

Adjacent to the lounge, the well appointed kitchen and breakfast room provide ample storage and functionality for modern family living. The ground floor also benefits from an integrated garage, offering additional storage or the potential to convert into a further reception room if desired.

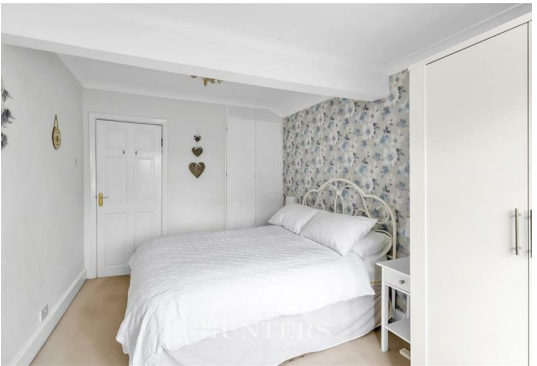
Upstairs, the spacious master bedroom also features a bay window, allowing for plenty of natural sunlight. Two further double bedrooms provide excellent space for children, guests, or a home office. The family bathroom is fitted with a bathtub, overhead shower, wash basin, and WC.

Outside, the beautifully maintained garden wraps around the rear and side of the home, providing a tranquil space ideal for entertaining family and friends. A gated driveway offers off road parking for multiple vehicles, in addition to the integrated garage which can accommodate a car if needed.

Situated in a peaceful yet convenient location, the property is within easy reach of local amenities, reputable schools, parks, and excellent transport links.

With its generous living space, fantastic garden, and prime location, this impressive home offers everything a growing family could need. An outstanding opportunity, early viewing is highly recommended!

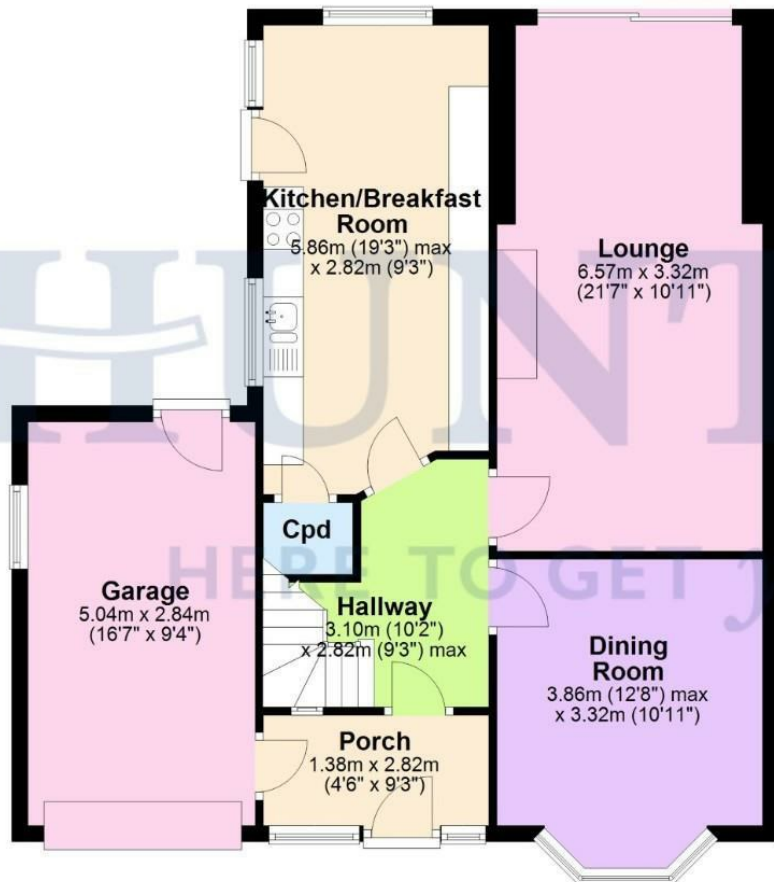
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: C





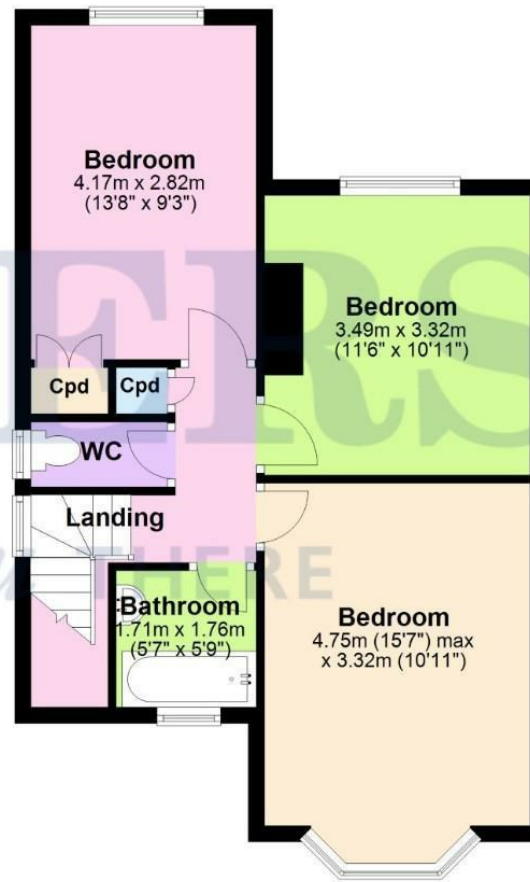
## Ground Floor

Approx. 77.5 sq. metres (834.4 sq. feet)



## First Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



Total area: approx. 128.6 sq. metres (1384.1 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>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            | <b>69</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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