

# HUNTERS®

HERE TO GET *you* THERE



## Rimsdale Drive

Manchester, M40 0GN

Price £449,995



- SPACIOUS DETACHED FAMILY HOME
- 3 BATHROOM
- GAS CENTRAL HEATING
- DRIVEWAY TO FRONT

- 6 BEDROOMS
- 2/3 RECEPTION ROOMS
- UPVC DOUBLE GLAZED
- ENCLOSED GARDEN TO REAR

Tel: 0161 669 4833

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Manchester, M40 0GN

Price £449,995



Nestled on the desirable Rimsdale Drive in Manchester, this spacious extended detached family home offers an exceptional living experience. With a generous 1,500 square feet of well-presented and maintained space, this property is perfect for families seeking comfort and convenience.

The home boasts three inviting reception rooms, providing ample space for relaxation and entertainment. The ground floor features a convenient bedroom and a modern shower room, making it ideal for guests or those who prefer single-level living. The remaining five bedrooms are located on the upper floors, ensuring plenty of room for family members or visitors.

The property is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find a driveway at the front, offering off-road parking, while the enclosed garden at the rear provides a private outdoor space for children to play or for hosting summer gatherings.

This delightful home is not only spacious but also well-maintained, making it a fantastic opportunity for those looking to settle in a vibrant community. With its excellent location and ample living space, this property is sure to appeal to families and individuals alike. Don't miss the chance to make this charming house your new home.

### Entrance Hall

Upvc entrance door, radiator, stairs leading to first floor landing.

### Lounge

15'1" x 11'5" (4.6m x 3.5m)

Upvc double glazed bay window, radiator.

### Kitchen Diner

23'7" x 7'4" (7.2m x 2.36m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator.

### Study

8'6" x 8'2" (2.6m x 2.5m)

Upvc double glazed window, radiator.

### Utility room

8'2" x 6'2" (2.5m x 1.9m)

Fitted base units.

### Shower Room

Corner shower enclosure, wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

### 2nd Lounge

14'1" x 11'9" (4.3m x 3.6m)

2 x Upvc double glazed windows, radiator. Upvc French doors to rear garden.

### Bedroom 6

11'9" x 8'10" (3.6m x 2.7m)

Upvc double glazed window, radiator.

### Bedroom 1

12'5" x 11'5" (3.8m x 3.5m)

Upvc double glazed window, radiator.

### En Suite

Shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Bedroom 2

12'9" x 8'2" (3.9m x 2.5m)

Upvc double glazed window, radiator.

### Bedroom 3

10'9" x 10'5" (3.3m x 3.2m)

Upvc double glazed window, radiator.

### Bedroom 4

10'9" x 9'6" (3.3m x 2.9m)

Upvc double glazed window, radiator.

### Bedroom 5

11'5" x 7'2" (3.5m x 2.2m)

Upvc double glazed window, radiator.

### Bathroom

3 piece suite comprising bath with mixer tap shower, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Driveway to the front for off road parking with enclosed garden to the rear.

### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C



Floorplan

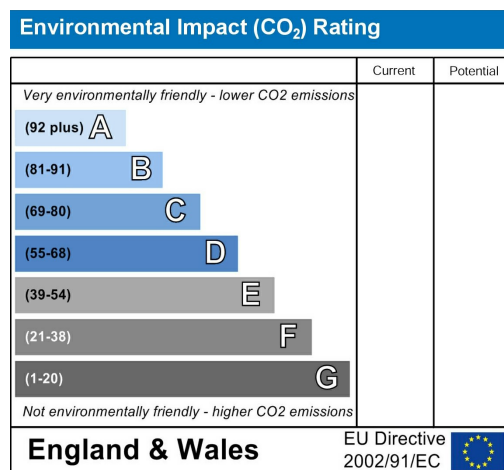
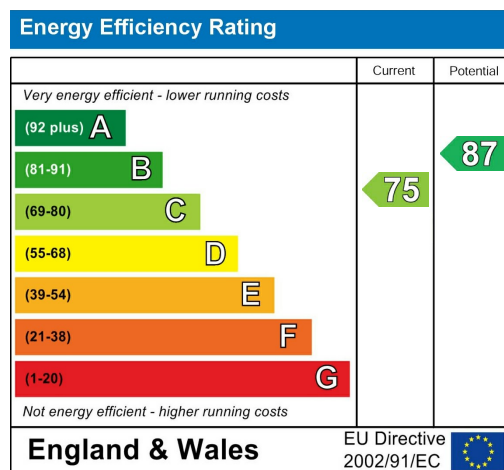








## Energy Efficiency Graph

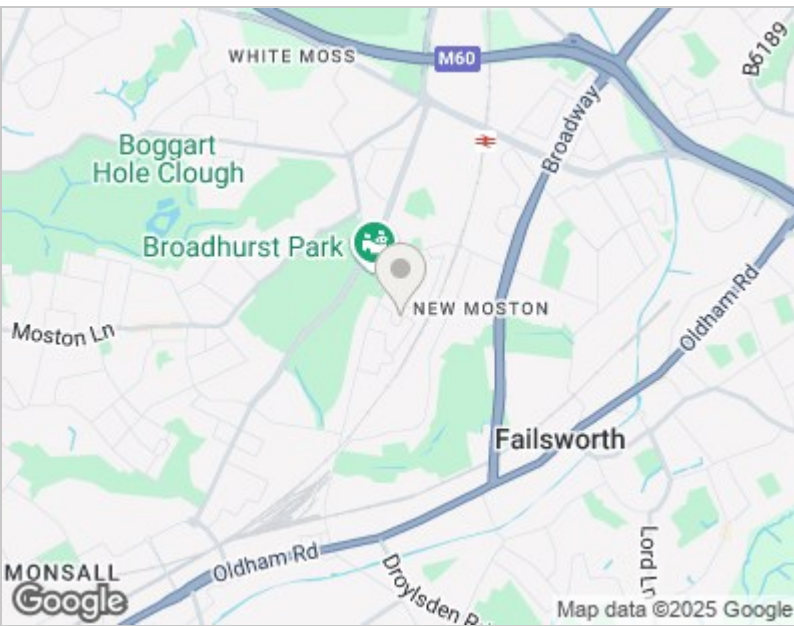


## Viewing

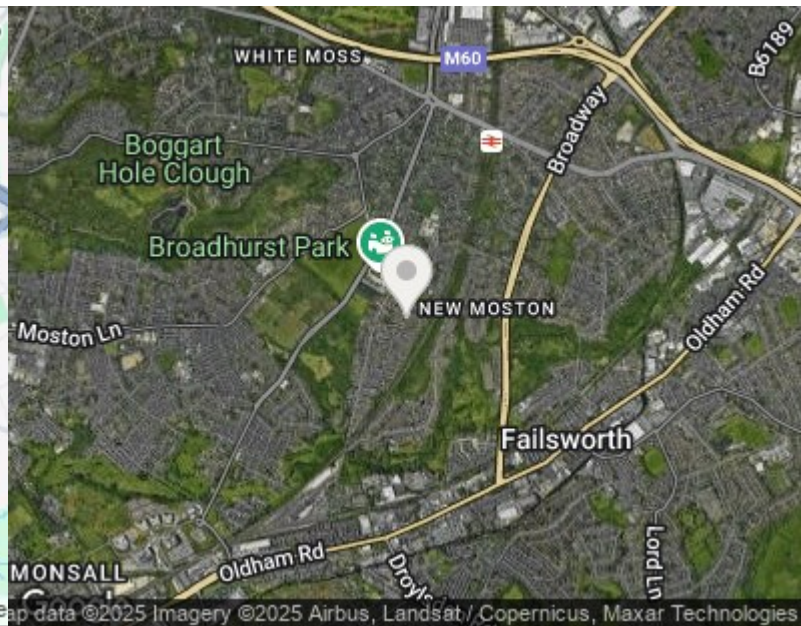
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







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.

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