



Green End, Manchester M34 7PT

HUNTERS[®]
EXCLUSIVE



Green End, Manchester M34 7PT

Welcome to this immaculate, detached property for sale. This beautiful home is perfect for families, boasting 4 spacious bedrooms, two large bathrooms, three reception rooms, and a modern kitchen.

The master bedroom, recently refurbished with tasteful touches, offers built-in wardrobes, air conditioning and an en-suite for additional convenience. Natural light pours into this room, creating a serene and inviting atmosphere. The three remaining bedrooms are also generously-sized, well-lit, and offer ample space for comfort and relaxation.

In the bathrooms, luxury takes center stage with large spaces, modern fittings, and heated towel rails. The first bathroom comes with a luxurious rain shower, while the second offers a free-standing bath and a rain shower. Both have been recently refurbished, amplifying the sense of comfort and relaxation.

The open-plan bespoke kitchen is a chef's dream with modern appliances, quartz countertops, and ample dining space. Natural light fills the room, enhancing the recently refurbished interiors and making meal times a joy.

The three reception rooms each offer a unique charm. The first showcases a beautiful garden view with access to a bar area, garden, and a conservatory. The second reception room features bi-fold doors with access to a large balcony with a garden view.

This property also comes with a cloakroom with WC and internal access to the garage. The garage provides secure parking and additional storage space. The house has a D EPC rating and falls under the F council tax band.

Moreover, the property's unique features make it an outstanding choice. It has been recently renovated and includes a beautiful garden, sun terrace, and BBQ area. The view from the property is breathtaking, and the addition of parking and a garage makes life all the more convenient.

The property's location is ideal, with public transport links, schools, local amenities, and green spaces within walking distance.









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. 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.



Total floor area 245.3 m² (2,640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 65 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | 72 |
| EU Directive 2002/91/EC | |

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stalybridge & Tameside - 0161 870 1980 <https://www.hunters.com>

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE