

# HUNTERS®

HERE TO GET *you* THERE



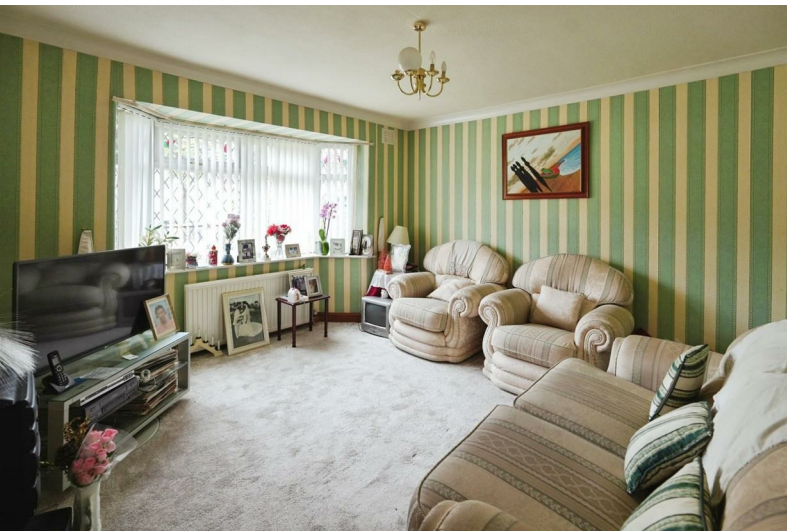
## Fawborough Road

Manchester, M23 9BU

Offers In The Region Of £380,000



Council Tax: C





# 8 Fawborough Road

Manchester, M23 9BU

Offers In The Region Of £380,000



- SEMI DETACHED
- OFF ROAD PARKING
- ADDITIONAL ATTIC ROOM
- GARAGE
- 0.4 MILE TO DIXONS BROOLANDS ACADEMY
- 1 MILE TO WYTHENSHAW PARK
- EASY ACCESS M56/M60 MOTORWAY
- COUNCIL TAX BAND - C
- EPC -TBC

Located on the charming Fawborough Road in Manchester, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property offers ample space for relaxation and personalisation, making it perfect for both children and adults alike.

The house features two inviting reception rooms, providing versatile areas for family gatherings, entertaining guests, or simply enjoying quiet evenings at home. The additional attic room adds further potential, whether you envision it as a study, or extra storage space.

The property also boasts a well-appointed bathroom, ensuring convenience for the whole family. Outside, off-road parking is available, a valuable asset in this bustling area, allowing for easy access and peace of mind.

This semi-detached house is not just a property; it is a perfect family home, ready to create lasting memories. With its thoughtful layout and desirable location, it is an opportunity not to be missed. Come and see for yourself the potential this lovely home has to offer.

**DISCLAIMER** Please note this property is currently going through probate.





Road Map



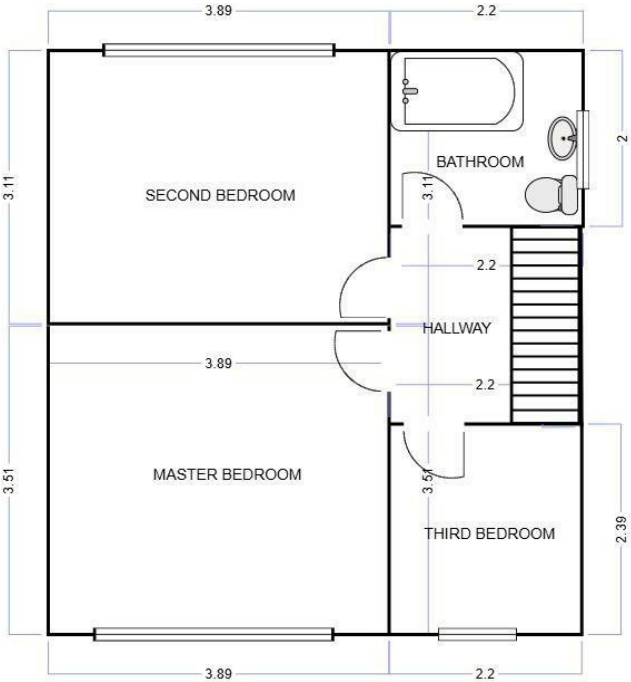
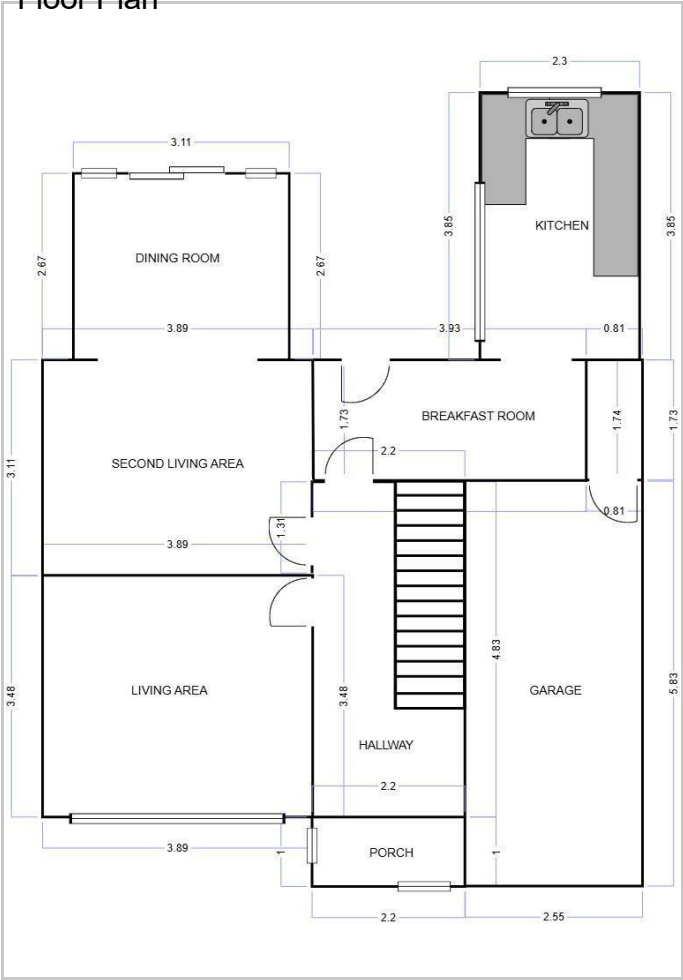
Hybrid Map



Terrain Map



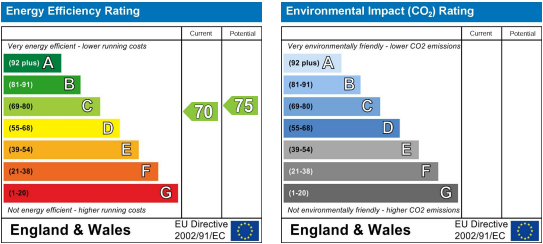
Floor Plan



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.