HUNTERS®

HERE TO GET *you* THERE



Tranby Close

Wythenshawe, M22 9ZB

Asking Price £255,000

3 | 1 | 1 | C

Council Tax: A





24 Tranby Close

Wythenshawe, M22 9ZB

Asking Price £255,000







- SEMI DETACHED
- SHARED DRIVEWAY
- 0.2 MILES TO CROSSACRES PRIMARY ACADEMY
- 0.5 MILES TO HOLLYHEDGE PARK
- 0.5 MILES TO THE MANCHESTER COLLEGE WYTHENSHAWE
- SPACIOUS GARDEN
- RECENTLY RENOVATED KITCHEN
- CAVITY WALL AND LOFT INSULATED
- COUNCIL TAX BAND - A
- EPC - C

Situated on the charming Tranby Road, this delightful semi-detached house offers a perfect blend of comfort and convenience. With off-road parking, you will never have to worry about finding a space for your vehicle, making daily life that little bit easier.

As you step inside, you will be greeted by a warm and inviting atmosphere. The property features a recently renovated kitchen with the addition of a utility room, providing you with additional space for laundry and storage.

The garden is a true highlight of this property, designed with entertaining in mind. It offers a generous outdoor space where you can host gatherings with family and friends or simply relax in the fresh air.

With its appealing features, prime location and close to great local schools, it presents an excellent opportunity for those seeking a comfortable lifestyle in a friendly neighbourhood. Whether you are a first-time buyer or looking to settle down, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take his responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.









Road Map

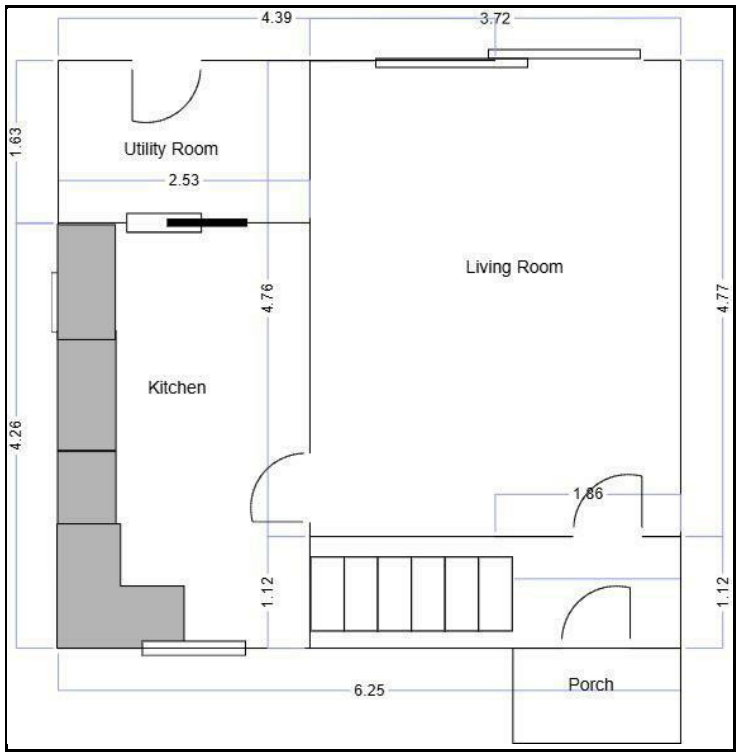


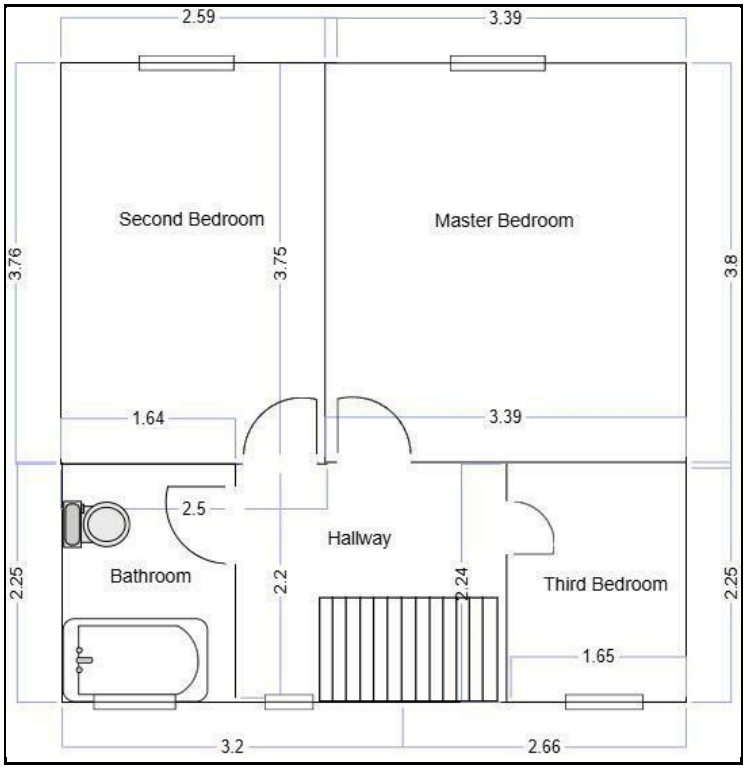
Hybrid Map



Terrain Map



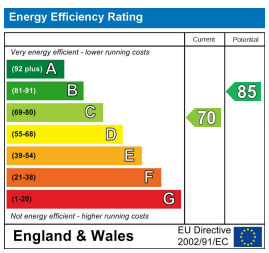


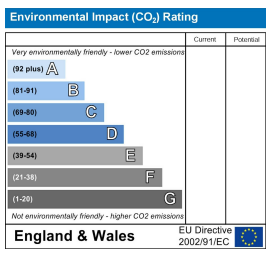


Viewing

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.

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