

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sledmoor Road

Manchester, M23 0NU

Offers In The Region Of £270,000



3



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D

Council Tax: A



# 3 Sledmoor Road

Manchester, M23 0NU

## Offers In The Region Of £270,000



- NO CHAIN
- THREE BEDROOMS
- DOWNSTAIRS WETROOM
- VACANT POSSESSION
- OFF ROAD PARKING
- EPC D
- 0.2 MILE TO WYTHENSHAW PARK METROLINK
- 1.8 MILE TO WYTHENSHAW HOSPITAL
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- LESS THAN 500ft TO LOCAL AMMENITIES

OPEN TO OFFERS  
MOTIVATED SELLOR

Located in a position of prominence on Sledmoor Road in the vibrant city of Greater Manchester, this charming house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a modern bathroom, ensuring convenience for all occupants. Additionally, the presence of downstairs toilet facilities adds to the practicality of the home, making it ideal for busy households. Off-road parking is a valuable asset in this bustling area, allowing for easy access and peace of mind.

With vacant possession, you can move in without delay and start making this house your home. The property is situated in a desirable location, close to local amenities and transport links, making it a perfect choice for those seeking both comfort and convenience. This delightful home is ready to welcome its new owners, offering a blend of space, functionality, and a prime location in Manchester, which includes the Metrolink Tram network integral to the area only a short walk away. Don't miss the chance to view this wonderful property.

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.

Tel: 0161 945 9000

## GROUND FLOOR

### PORCH

5'1 x 2'2 (1.55m x 0.66m)

### HALLWAY

10'1 x 6'3 (3.07m x 1.91m)

### LIVING ROOM

13'9 x 9'7 (4.19m x 2.92m)

### DINING ROOM

8'6 x 8'2 (2.59m x 2.49m)

### KITCHEN

11'8 x 9'1 (3.56m x 2.77m)

### WETROOM/W.C

7'1 x 5'7 (2.16m x 1.70m)

## FIRST FLOOR

### BEDROOM

15'6 x 9'8 (4.72m x 2.95m)

### BEDROOM

14'5(max) x 9'3 (4.39m(max) x 2.82m)

## BEDROOM

10'2 x 5'5 (3.10m x 1.65m)

## BATHROOM

7'7 x 5'4 (2.31m x 1.63m)

## EXTERIOR

## DETAILS

Room sizes are an approximation and not to scale.



## Road Map



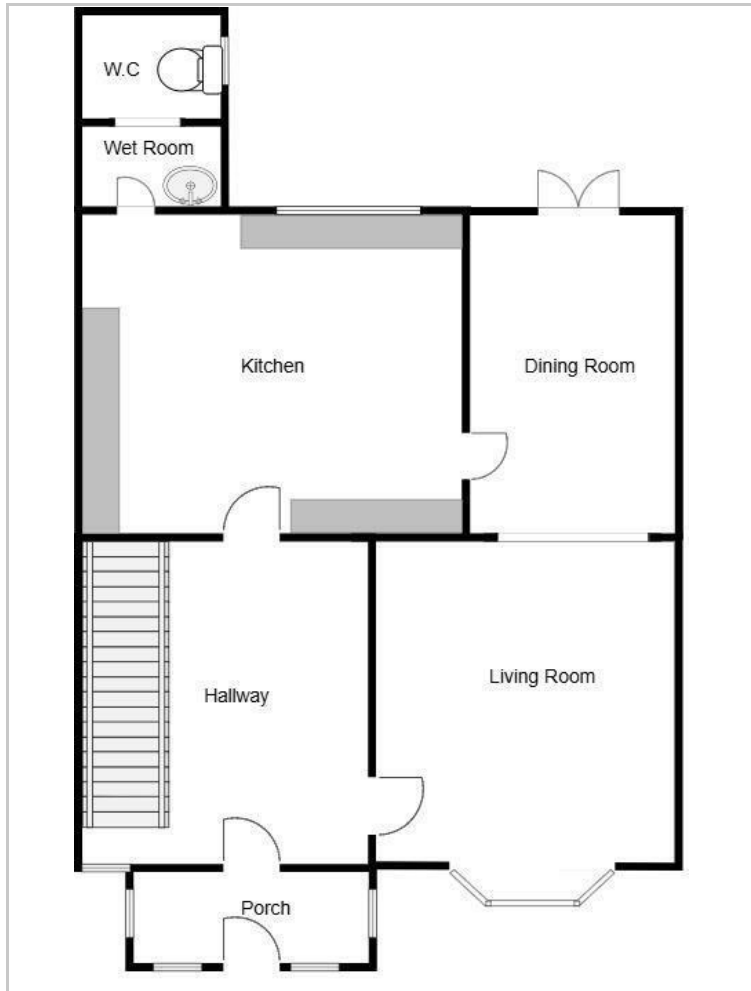
## Hybrid Map



## Terrain Map



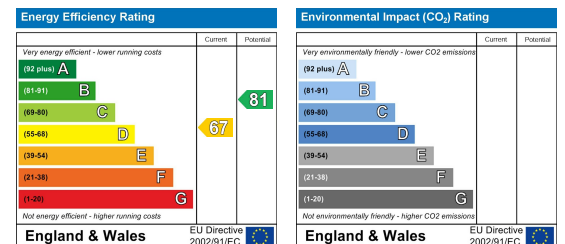
## Floor Plan



## 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.