HUNTERS®

HERE TO GET *you* THERE



Graduate Drive

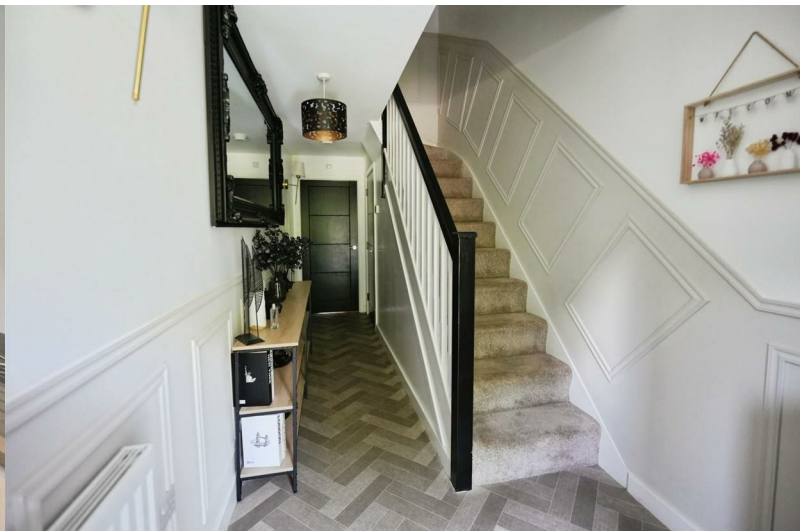
Manchester, M23 0JU

Offers In Excess Of £145,000

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Council Tax: C





21 Graduate Drive

Manchester, M23 0JU

Offers In Excess Of £145,000





- 25% OWNERSHSHIP
- STYLISH TOWN HOUSE
- QUIET RESIDENTIAL AREA
- DOWNSTAIRS W/C
- SOLAR PANELS
- INSTALLED EV CHARGER & GARAGE SPACE
- GREAT ACCESS TO M56/M60 MOTORWAY
- 3 MILES TO WYTHENSHAWE HOSPITAL
- 0.4 MILE TO WYTHENSHAWE PARK
- 1 MILE TO BARS, RESTAURANTS & AMENTIES OF NORTHENDEN VILLAGE

ADDITIONAL INFORMATION

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.

Nestled in the serene surroundings of Graduate Drive, Manchester, this stylish townhouse offers a perfect blend of modern living and comfort. Situated within a newly built, quiet residential estate, this property is ideal for those seeking a peaceful retreat while remaining conveniently close to urban amenities.

As you enter, you will be greeted by a well-designed layout that maximises space and functionality. The property features a lovely suntrap of a garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The inclusion of a utility space and a downstairs w/c adds to the practicality of the home, making daily living effortless.

The master bedroom is a true highlight, boasting a private en-suite that provides a touch of luxury and privacy. This thoughtful design ensures that you have your own personal sanctuary to unwind after a long day.

Location is key, and this townhouse does not disappoint. It is just three miles from Wythenshawe Hospital, making it an excellent choice for healthcare professionals or those needing easy access to medical facilities. Additionally, the property offers great access to the M56 and M60 motorways, ensuring that commuting to nearby cities or exploring the wider region is both convenient and efficient.

In summary, this stylish townhouse on Graduate Drive presents an exceptional opportunity for those looking for a modern home in a tranquil setting, with the added benefits of a lovely garden and excellent transport links. Do not miss the chance to make this delightful property your new home.

DISCLAIMER
Please be aware this is being sold to own 25% ownership on which a mortgage can be issued plus rent on the remaining 75% of £650 per month. There are also staircasing options available to purchase the whole amount of the property or partly more i.e 50% or 75%.

You will need to go through Metro Finance affordability checks for the remaining 75% rent as a tenant.






Road Map



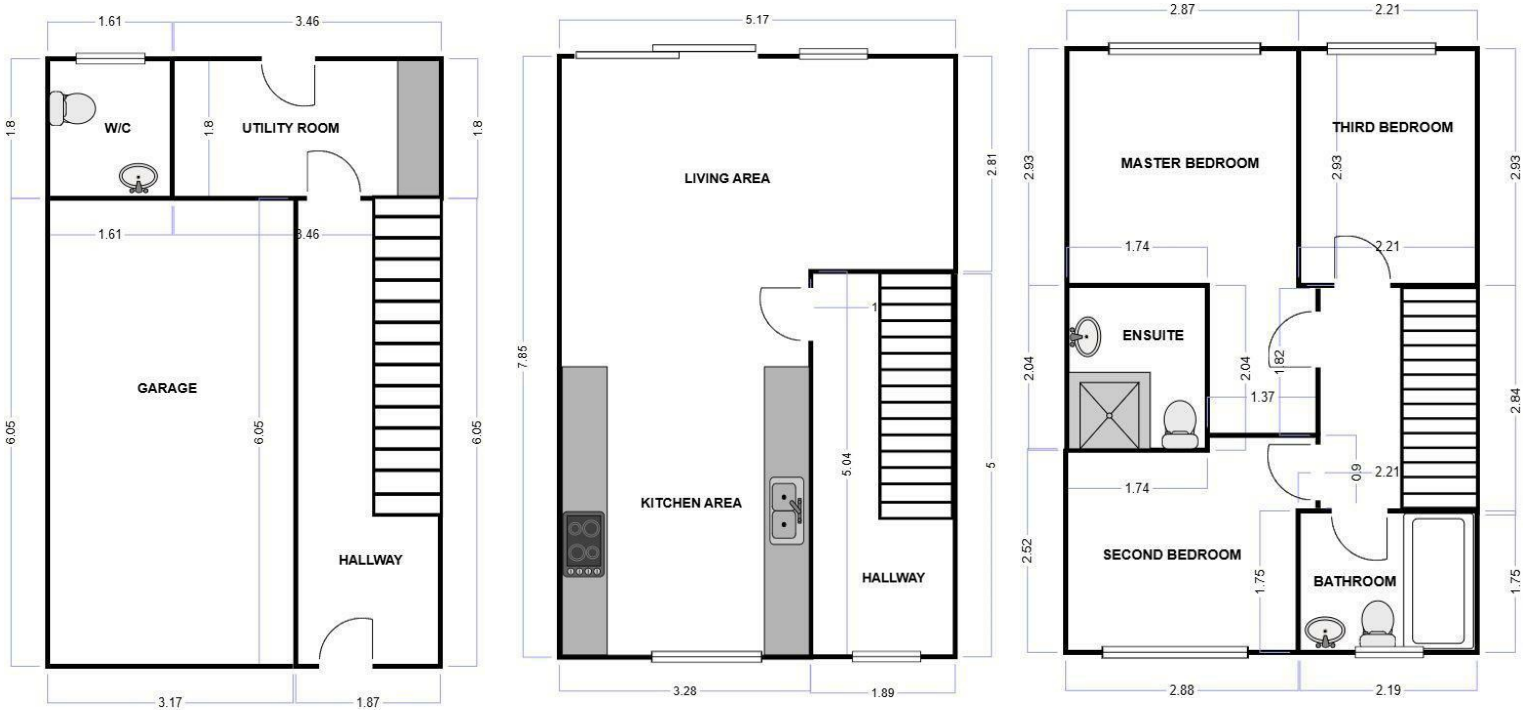
Hybrid Map



Terrain Map



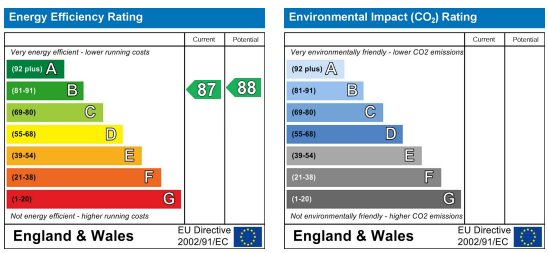
Floor Plan



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.

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