

# HUNTERS®

HERE TO GET *you* THERE



## Shawdene Road

Manchester, M22 4BY

Offers In Excess Of £549,500



Council Tax: E



# 37 Shawdene Road

Manchester, M22 4BY

Offers In Excess Of £549,500



- DETACHED PROPERTY
- BEAUTIFUL CHARACTER FEATURES
- FULLY & NEWLY RENOVATED
- OFF ROAD PARKING
- FREEHOLD
- 0.3 MILE WALK TO NORTHENDEN VILLAGE
- NO CHAIN
- BEAUTIFUL WELL MAINTAINED GARDEN
- EPC D
- COUNCIL TAX BAND E

**NO CHAIN** Nestled on the charming Shawdene Road in Manchester, this exquisite detached house offers a perfect blend of modern living and classic character. With four spacious bedrooms, this property is ideal for families seeking comfort and style on a quiet family friendly street.

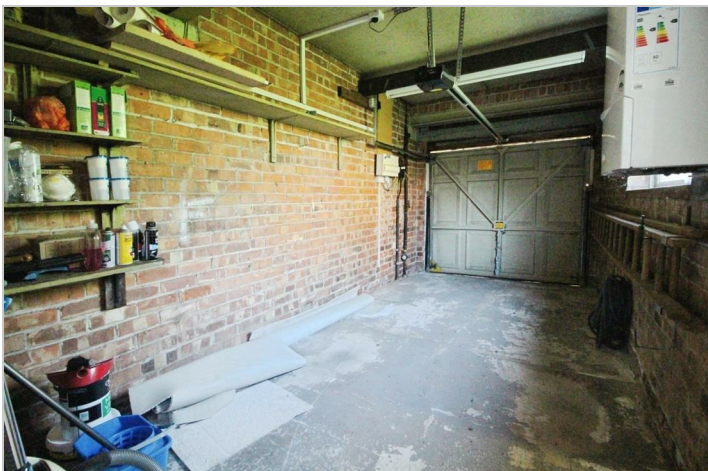
As you step inside, you will be greeted by the stunning original restored parquet flooring that flows throughout the downstairs, adding a touch of elegance to the home. The fully renovated kitchen is a true highlight, featuring contemporary fixtures and fittings that cater to all your culinary needs.

The property boasts a beautiful garden, providing a serene outdoor space for relaxation and entertaining. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress.

The property also has the additional use of a garage and can be used as it's original purpose to store a car or as an extra utility and storage space.

Conveniently located just 0.3 miles from Northenden village, you will find a variety of local shops, cafes, and amenities within easy walking distance. This prime location ensures that you can enjoy the tranquillity of suburban living while still being close to the vibrant heart of Manchester.

With its character features and modern renovations, this home is a rare find that combines charm with practicality. Do not miss the opportunity to make this delightful property your own.



## Road Map



## Hybrid Map



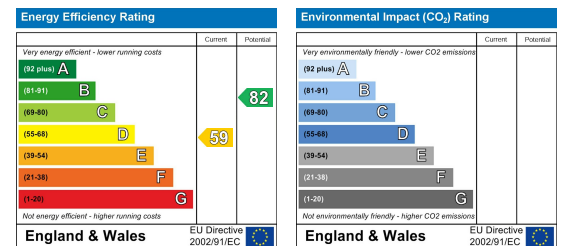
## Terrain Map



## 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.