HUNTERS®

HERE TO GET *you* THERE



Palatine Road

Manchester, M22 4ET

Offers Over £185,000

2 | 1 | 1 | C

Council Tax: B





Flat 26, 265 Palatine Road

Manchester, M22 4ET

Offers Over £185,000





- OFF ROAD SECURE GATED PARKING
- BALCONY
- SITUATED IN THE HEART OF NORTHENDEN VILLAGE
- TWO DOUBLE BEDROOMS
- BARS, RESTAURANTS & LOCAL AMENITIES ON YOUR DOORSTEP
- 0.8 MILE WALK TO WYTHENSHAWE PARK
- 2.9 MILE TO WYTHENSHAWE HOSPITAL
- LEASEHOLD - 105 YEARS REMAINING
- 1.0 MILE WALK TO DIDSBURY VILLAGE
- EPC - C

Situated in the charming Northenden village, this stylish house on Palatine Road offers a delightful blend of modern living and convenience. The apartment spans an impressive 764 square feet and features one inviting reception room, two spacious double bedrooms, and a well-appointed bathroom, making it an ideal home for individuals or small families.

One of the standout features of this residence is the lovely balcony, perfect for enjoying a morning coffee or unwinding in the evening. Additionally, the property boasts secure off-road gated parking for one vehicle, ensuring peace of mind for residents.

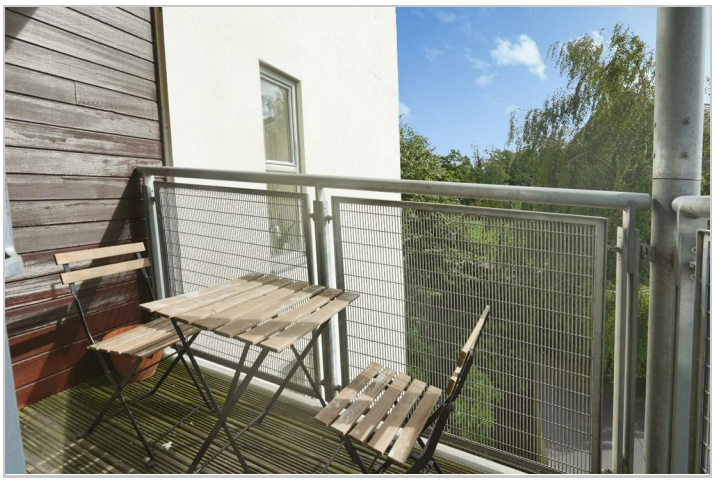
The location is particularly advantageous, with a mere one-mile walk to the vibrant Didsbury village, known for its array of shops, cafes, and restaurants. For those needing access to healthcare, Wythenshawe Hospital is just 2.9 miles away. Furthermore, the property offers excellent transport links, with easy access to the M56 and M60 motorways, making commuting a breeze.

This home presents a wonderful opportunity to enjoy a contemporary lifestyle in a sought-after area, combining comfort, style, and accessibility. Whether you are looking to buy or rent, this property is sure to impress.









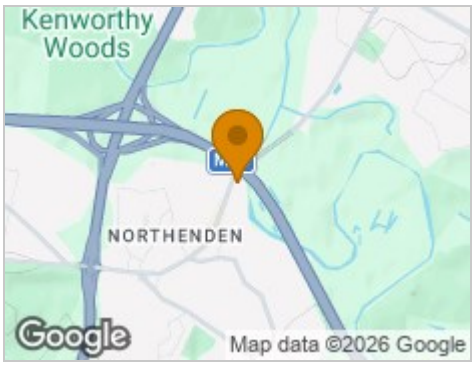
Road Map



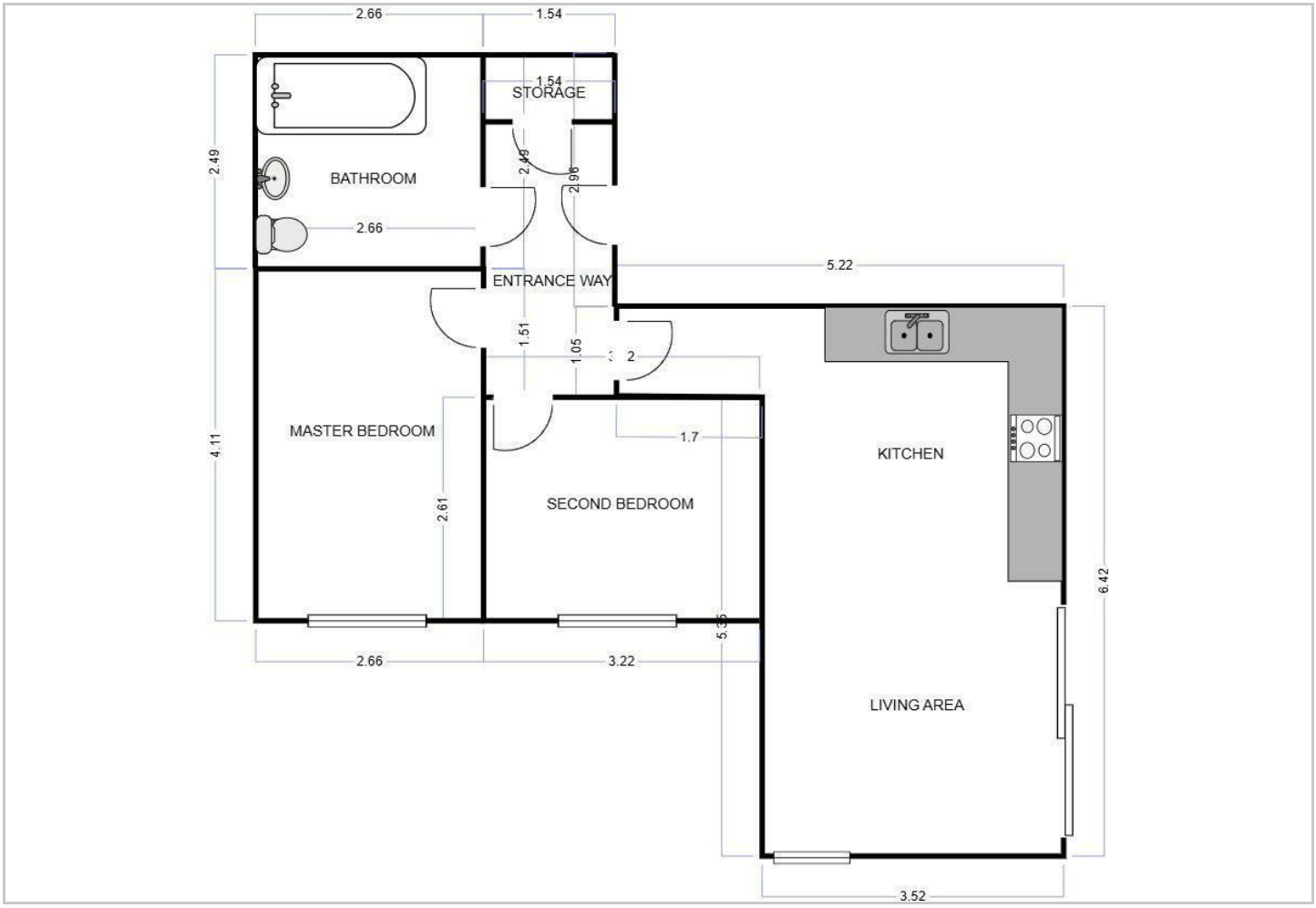
Hybrid Map



Terrain Map



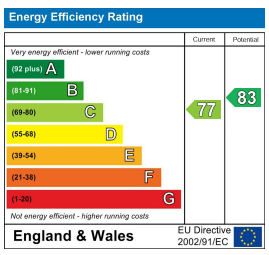
Floor Plan

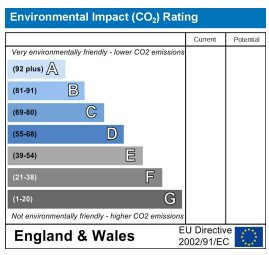


Viewing

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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