

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Crombie Ave

Northenden, Manchester, M22 4SG

Asking Price £400,000



Council Tax: C



# 10 Crombie Ave

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Asking Price £400,000



Located in the tranquil cul-de-sac of Crombie Avenue, Northenden, Manchester, this charming semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The three bedrooms provide a peaceful retreat, ensuring that everyone in the family has their own personal space.

The plot is a great size offering the advantage of the possibility of an extension on the side or rear of the property.

Parking is made easy with space for three vehicles, a valuable asset in this desirable area. The quiet surroundings of the cul-de-sac create a safe and serene environment, perfect for families looking to settle down in a community-oriented neighbourhood.

The generous garden is a standout feature, providing a delightful outdoor space for children to play, family gatherings, or simply enjoying the fresh air.

This property is not just a house; it is a home that offers comfort, convenience, and a welcoming atmosphere. With its spacious layout and family-friendly features, it is sure to appeal to those looking for a place to create lasting memories. Do not miss the chance to make this lovely property your own.

- NO CHAIN
- LARGE PLOT
- OFF-ROAD PARKING SUITABLE FOR MULTIPLE CARS
- SITUATED ON A QUIET CUL-DE-SAC
- SPACIOUS GARDEN
- EASY ACCESS M56/M60 MOTORWAY
- 0.5 MILE TO NORTHENDEN VILLAGE
- COUNCIL TAX BAND - C
- EPC - D
- LONG LEASEHOLD - 909 YEARS REMAINING



## Road Map



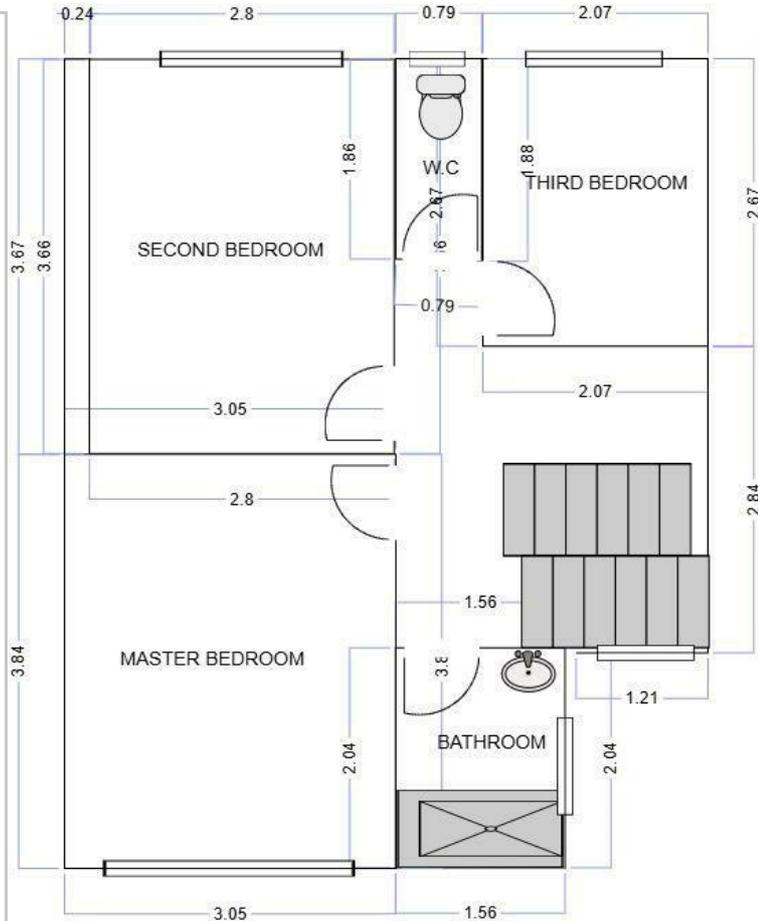
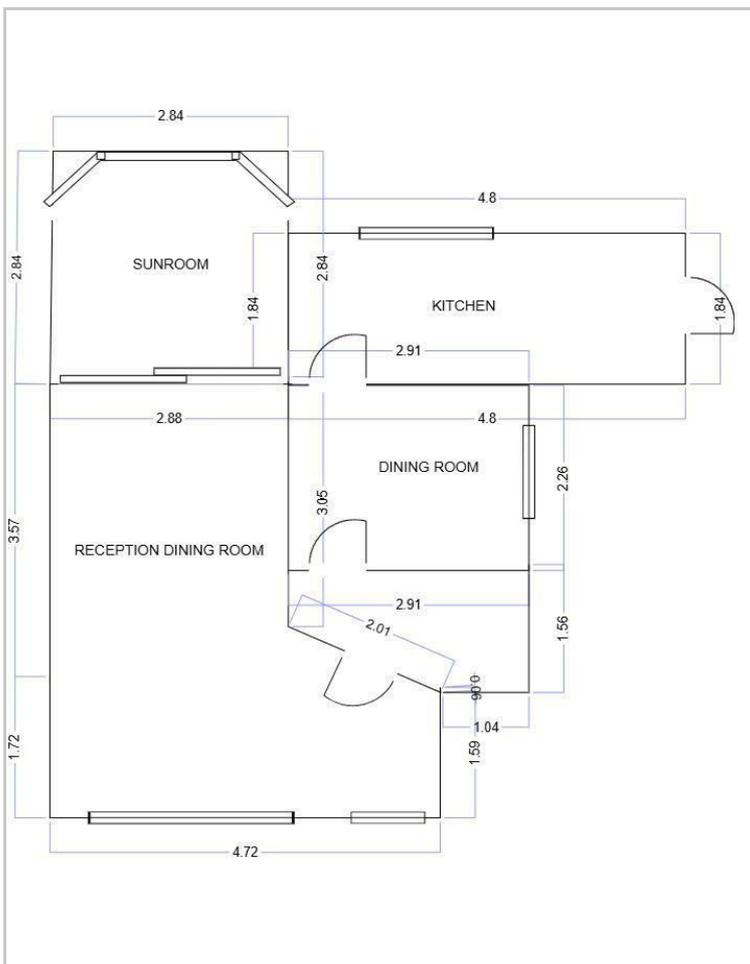
## Hybrid Map



## Terrain Map



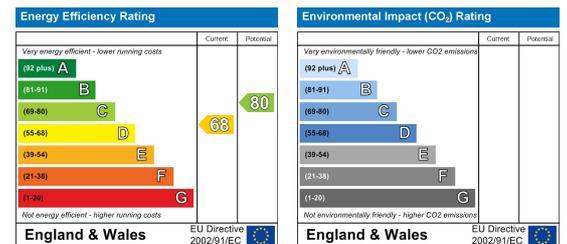
## Floor Plan



## 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.