HUNTERS®

HERE TO GET *you* THERE



393

Palatine Road, Manchester, M22 4ZU

Offers Over £225,000

2 | 2 | 1 | C

Council Tax: B





Flat 4 393

Palatine Road, Manchester, M22 4ZU

Offers Over £225,000





- TWO DOUBLE BEDROOMS
- EN-SUITE BATHROOM
- LOCATED IN THE HEART OF NORTHENDEN VILLAGE
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- 2.6 MILE TO WYTHENSHAWE HOSPITAL
- 3.5 MILE TO MANCHESTER AIRPORT
- EASY ACCCESS TO M60/M60 MOTORWAY
- CLOSE TO MANCHESTER AIRPORT
- LEASEHOLD - 242 YEARS REMAINING
- COUNCIL TAX - B

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.

Welcome to this charming apartment located at 393 Palatine Road, a delightful residence that offers both comfort and convenience. This property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two well-appointed bedrooms, including a master suite with an ensuite bathroom, this home is designed for modern living.

The additional bathroom ensures that there is ample space for family and visitors alike. As you enter, you will be greeted by a large entrance way that adds a touch of elegance and sets the tone for the rest of the home.

One of the standout features of this property is the secure gated parking, providing peace of mind and convenience for residents. This house is not just a place to live; it is a sanctuary that combines practicality with style.

Situated in a desirable location, this property is ideal for those seeking a comfortable and secure home. Whether you are a first-time buyer or looking to downsize, this house offers a wonderful opportunity to create lasting memories. Do not miss the chance to make this lovely property your own.









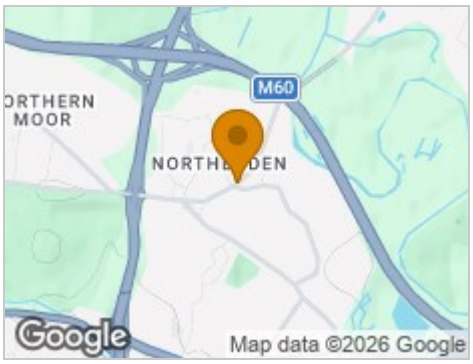
Road Map



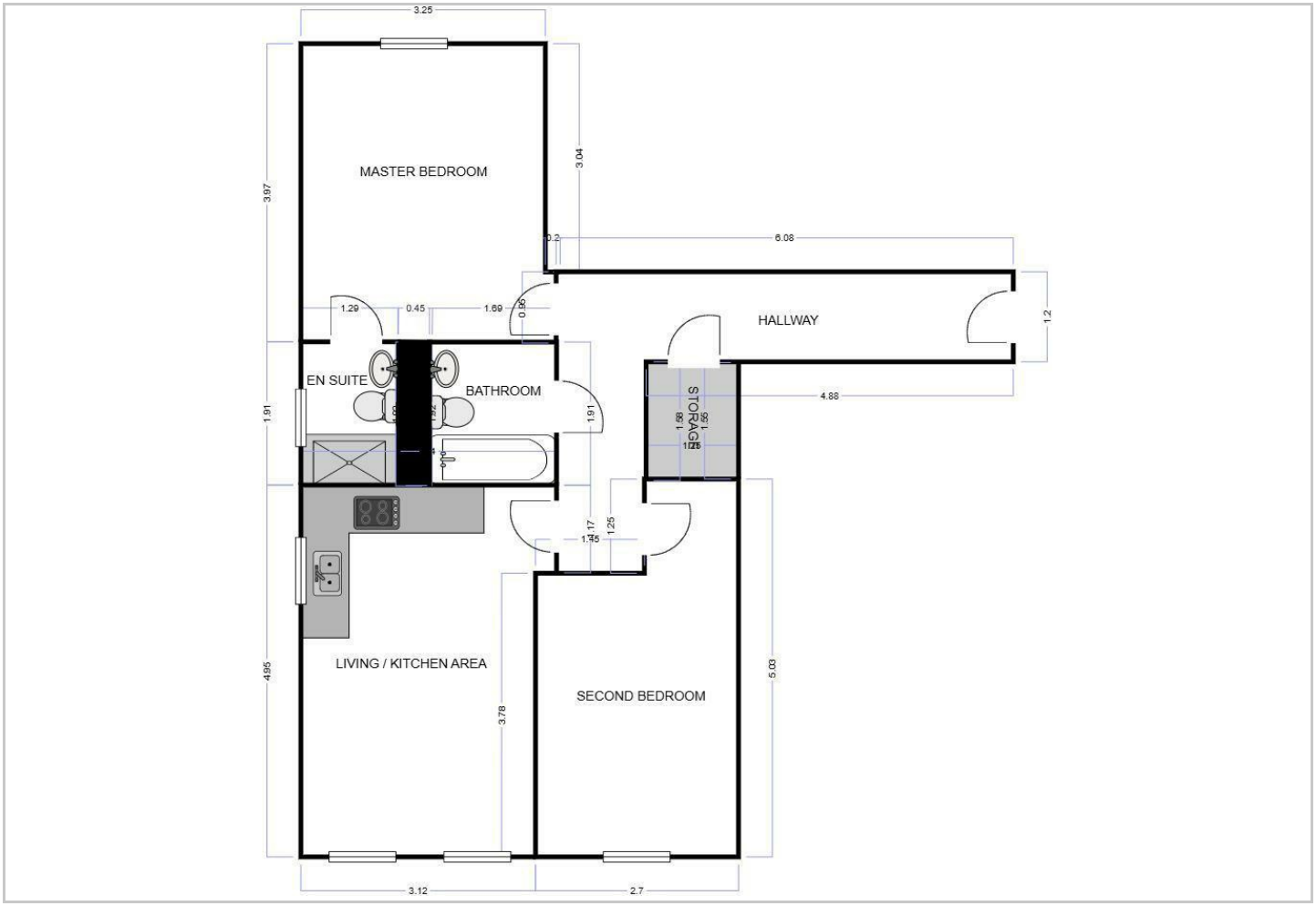
Hybrid Map



Terrain Map



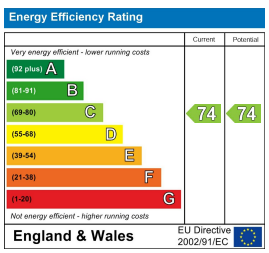
Floor Plan

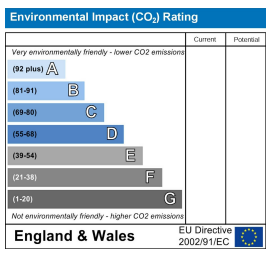


Viewing

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.

372 Palatine Road, Northenden, M22 4FZ
Tel: 0161 945 9000 Email: southmanchester@hunters.com https://www.hunters.com