HUNTERS®

HERE TO GET *you* THERE



Aldercroft Avenue

Manchester, Lancashire, M22 1AD

Asking Price £265,000

3 1 1

Council Tax: A





4 Aldercroft Avenue

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- NO CHAIN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES (4 CARS)
- DOWNSTAIRS W/C & UTILITY ROOM
- 0.3 MILE TO WYTHENSHAWE CIVIC CENTRE
- 0.4 MILE TO THE WILLOWS PRIMARY SCHOOL
- 0.4 MILE TO MANCHESTER ENTERPRISE ACADEMY
- 0.5 MILE TO ROBINSWOOD TRAM STOP
- CLOSE ACCESS TO M56/M60 MOTORWAY
- COUNCIL TAX BAND - A
- EPC - TBC

ADDITIONAL INFO

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.

Located on Aldercroft Avenue in the vibrant city of Manchester, this property presents an excellent opportunity for those looking to create their ideal home. With three well-proportioned bedrooms, this residence is perfect for families or individuals seeking extra space. The property features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings in.

One of the standout features of this home is the convenience of off-road parking, accommodating multiple vehicles, which is a rare find in urban settings. Additionally, the downstairs W/C adds practicality to daily living, making it easier for families and guests alike.

While the property is in need of modernisation, this offers a unique chance for buyers to personalise and enhance the space according to their tastes and preferences. With a little vision and effort, this house can be transformed into a stunning home that reflects your style.

Located just 0.3 miles from Wythenshawe Civic Centre, residents will enjoy easy access to local amenities, including shops, parks, and community services. This prime location ensures that you are well-connected to the heart of Manchester while still enjoying the tranquillity of a residential neighbourhood.

In summary, this property on Aldercroft Avenue is a promising opportunity for those willing to invest in a home that can be tailored to their liking. With its spacious layout, practical features, and excellent location, it is certainly worth considering for your next move.









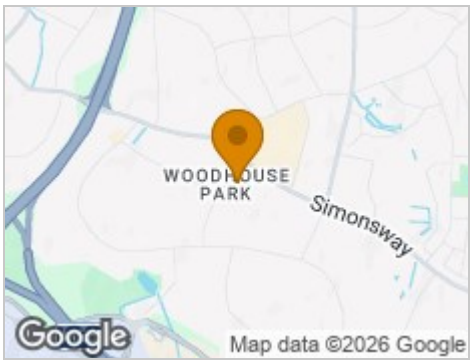
Road Map



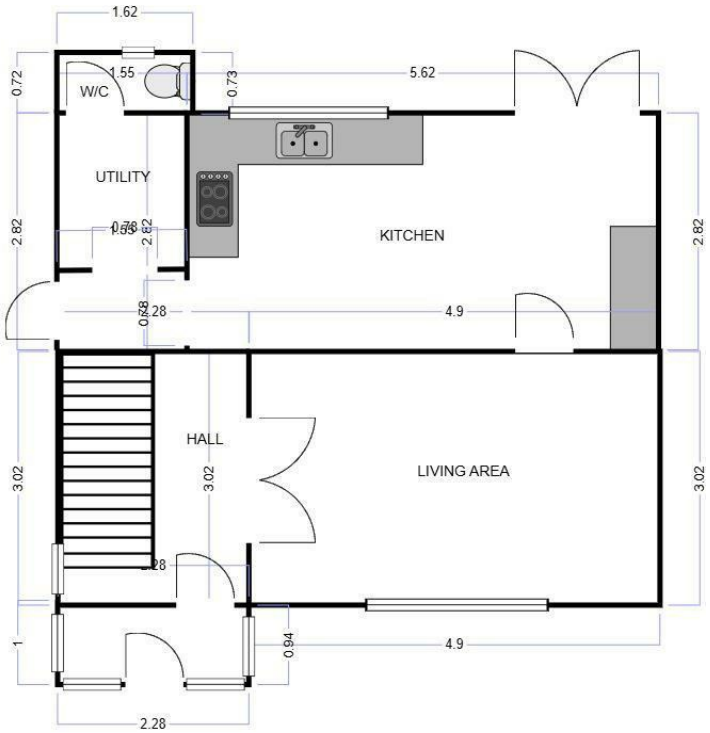
Hybrid Map

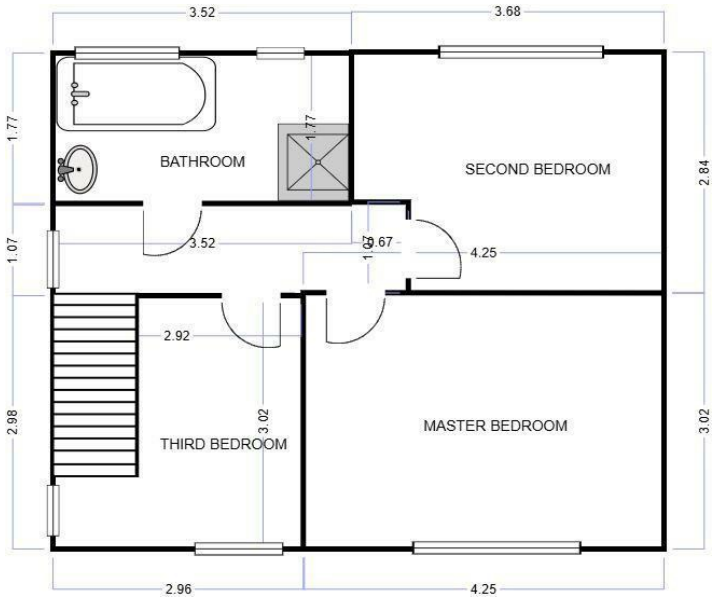


Terrain Map



Floor Plan

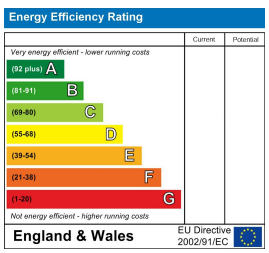


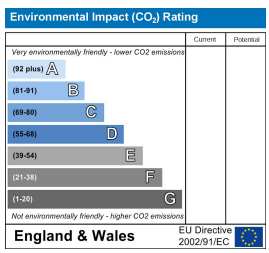


Viewing

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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