HUNTERS®

HERE TO GET *you* THERE



Hillend Place

Manchester, M23 0LP

Offers In The Region Of £250,000

3 | 1 | 1 | C

Council Tax: A





2 Hillend Place

Manchester, M23 0LP

Offers In The Region Of £250,000





- FREEHOLD
- OFF ROAD PARKING FOR MULTIPLE CARS
- IN NEED OF SOME MODERNISATION
- LARGE FRONT GARDEN
- 0.1 MILE TO BUTTON LANE PRIMARY SCHOOL
- 0.2 MILE TO WYTHENSHAWE PARK
- 0.4 MILE TO NORTHEN MOOR TRAM STOP
- 1.4 MILES TO SALE MOOR
- COUNCIL TAX BAND - A
- EPC - TBC

ADDITIONAL INFOMATION

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this 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 in the desirable area of Hillend Place, Manchester, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, this property is ideal for families or individuals seeking extra space. The layout includes a comfortable reception room, perfect for relaxing or entertaining guests.

One of the standout features of this home is the off-road parking, which accommodates multiple vehicles, a rare find in urban settings. This convenience adds to the property's appeal, ensuring that parking is never a concern.

It is important to note that the property is in need of modifications, allowing you the chance to personalise and enhance the space to suit your tastes and lifestyle. Whether you envision a modern update or a more traditional aesthetic, the potential here is significant.

Hillend Place is a vibrant community, offering a blend of local amenities and green spaces, making it an excellent choice for those who appreciate both convenience and a touch of nature. With its promising features and the opportunity for transformation, this semi-detached house is a canvas waiting for your creative touch. Don’t miss the chance to make this property your own.









Road Map



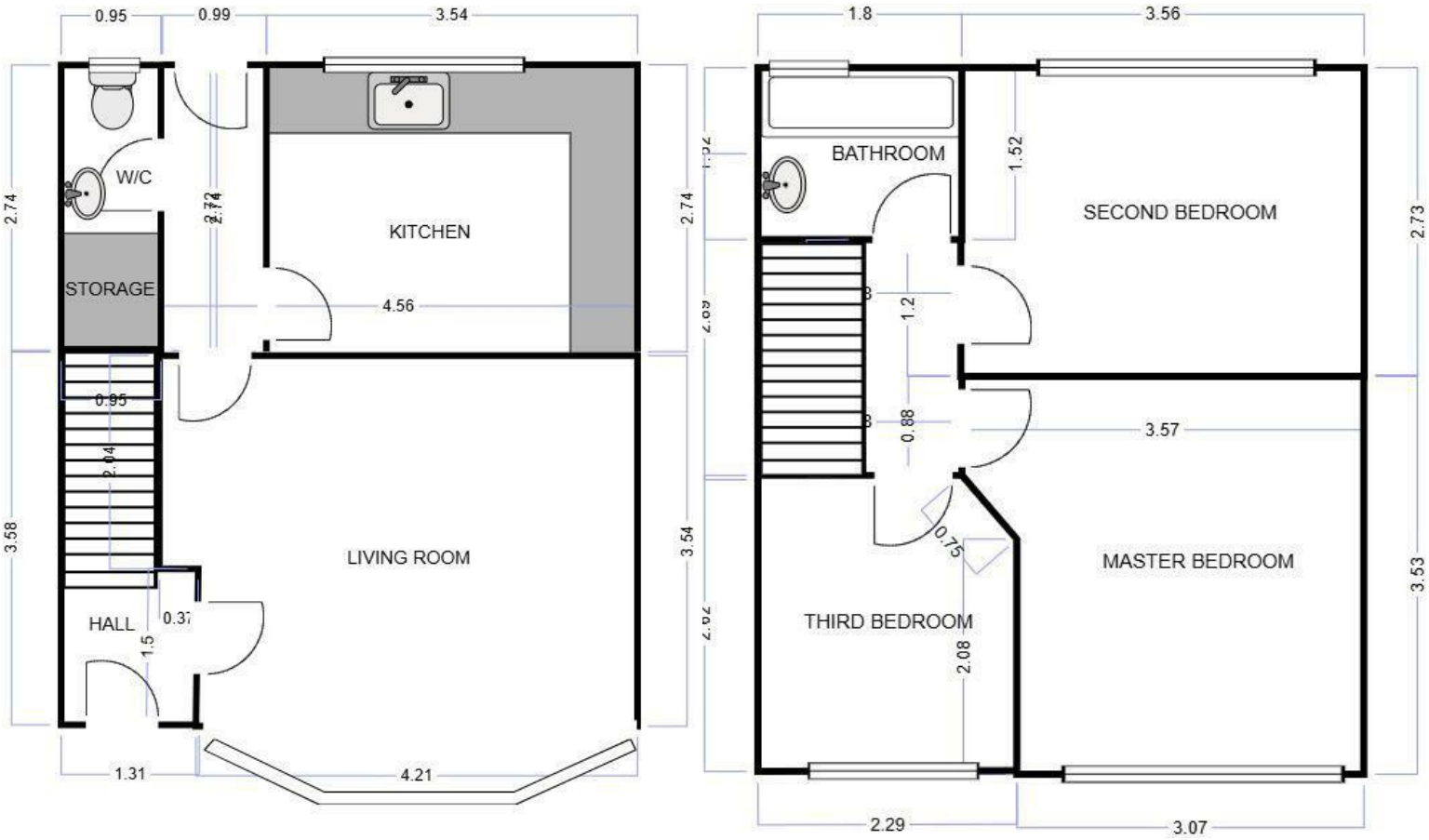
Hybrid Map



Terrain Map



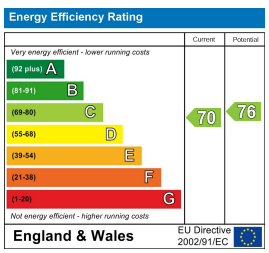
Floor Plan

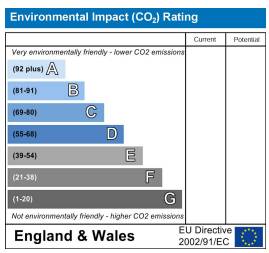


Viewing

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.

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