

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Monaco Drive

Manchester, M22 4FG

Offers Over £280,000



Council Tax: B



# 2 Monaco Drive

Manchester, M22 4FG

Offers Over £280,000



- NO CHAIN
- AMPLE OFF ROAD PARKING FOR MULTIPLE CARS
- PRIVATE GARAGE INCLUDED
- VERSATILE ANNEXE WITH LIVING SPACE, BATHROOM & PRIVATE GARDEN
- JUST 200 YARDS WALK TO NORTHENDEN VILLAGE (AND 15 MINS WALK FROM WEST DIDSBURY)
- EXCELLENT ACCESS TO M56/M60 MOTORWAY
- PERFECT FOR FIRST - TIME BUYERS AND BEYOND
- ONLY 3.9 MILES TO MANCHESTER AIRPORT
- COUNCIL TAX BAND - B
- ENERGY PERFORMANCE RATING - C AND BENEFITS FROM ROOF SOLAR PANELS

Nestled in the peaceful surroundings of Monaco Drive, Manchester, this delightful property offers a rare blend of comfort, versatility and convenience. Whether you're stepping onto the property ladder or seeking a home that adapts to your lifestyle, this residence is designed to impress and the added solar panels help both with the environment and the bills.

**An inviting living space:** A thoughtfully designed open-plan reception area flows seamlessly into the kitchen and dining extension, creating the ideal setting for relaxation and entertaining

**Smart design:** The under-stairs space has been cleverly transformed into a compact home office, perfect for remote working or study.

**Comfort Upstairs:** Two well-proportioned double bedrooms and a stylish bathroom provide a cosy retreat.

**Versatile annexe:** The standout feature is the additional annexe, with full plumbing and heating, offering endless possibilities such as guest accommodation, gym space, Airbnb rental or a creative studio.

**Gardens:** Enjoy outdoor living with separate gardens for both the main home and annexe.

**Prime Location:** Situated in a peaceful cul-de sac, yet just a minute or two walk from Northenden village and 15 - 20 minute walk to the vibrant West Didsbury. Excellent transport links that connect you to Manchester City Centre and Manchester Airport.

Don't miss the opportunity to make this versatile property yours!



## Road Map



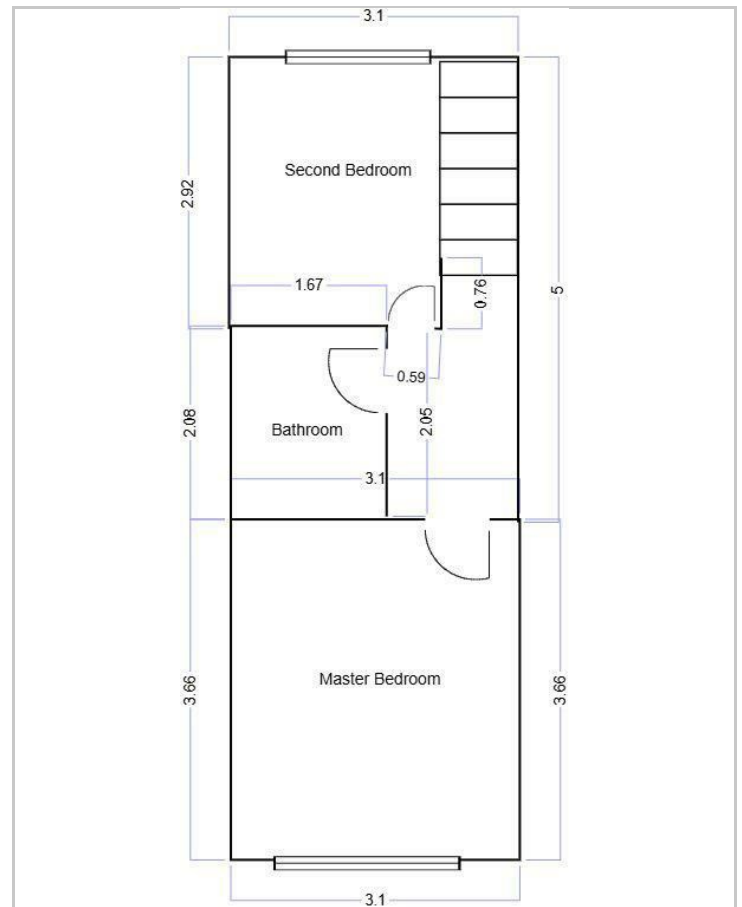
## Hybrid Map



## Terrain Map



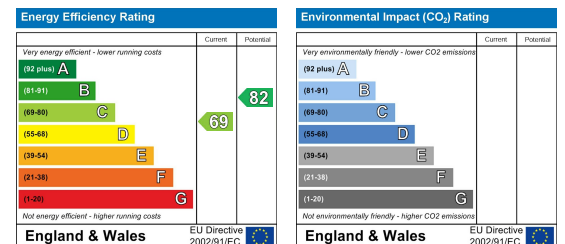
## Floor Plan



## 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.