

HUNTERS[®]

HERE TO GET *you* THERE



Selstead Road

M22 1TR

Offers In The Region Of £230,000



Council Tax: A



22 Selstead Road

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Offers In The Region Of £230,000



- NO CHAIN
- OFF ROAD PARKING
- CLOSE WILLOWS PRIMARY SCHOOL & ST ANTHONYS CATHOLIC SCHOOL
- MODERNISATION REQUIRED
- 0.84 MILE TO OUTSTANDING PIPER HILL HIGH SCHOOL
- GARDEN
- CLOSE ACCESS TO M56/M60 MOTORWAY
- COUNCIL TAX BAND A
- EPC C

Situated on Selstead Road, this mid-terrace house presents an excellent opportunity for those seeking a family home with potential. Spanning an impressive 925 square feet, the property boasts three bedrooms, making it ideal for a young family looking to settle in a friendly neighbourhood.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and family gatherings. The layout of the house provides ample room for creativity, allowing you to modernise and personalise the interiors to suit your taste. While the property is in need of some tender loving care, it offers a blank canvas for those eager to make it their own.

The house features a well-sized garden, perfect for children to play in or for hosting summer barbecues with friends and family. Additionally, off-road parking is a valuable asset, ensuring convenience in this bustling area.

One of the standout features of this property is its proximity to numerous local schools, making it an excellent choice for families prioritising education. With a variety of amenities and parks nearby, you will find everything you need within easy reach.

In summary, this mid-terrace house on Selstead Road is a fantastic opportunity for those looking to invest in a property with great potential. With a little modernisation, it could become a wonderful family home in a sought-after location. Don't miss the chance to view this promising property and envision the possibilities it holds.

ADDITIONAL INFORMATION

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.



Road Map



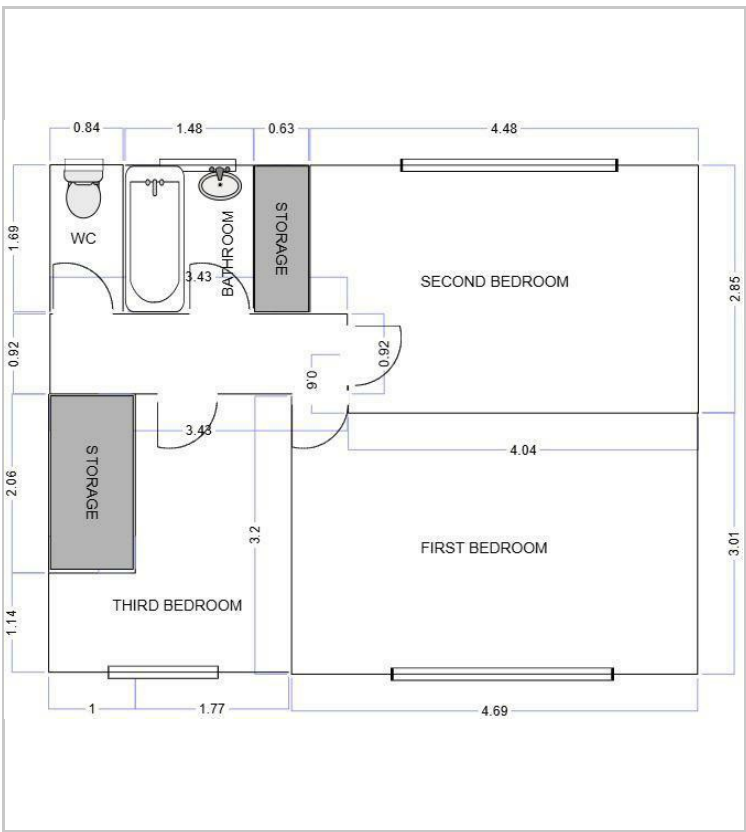
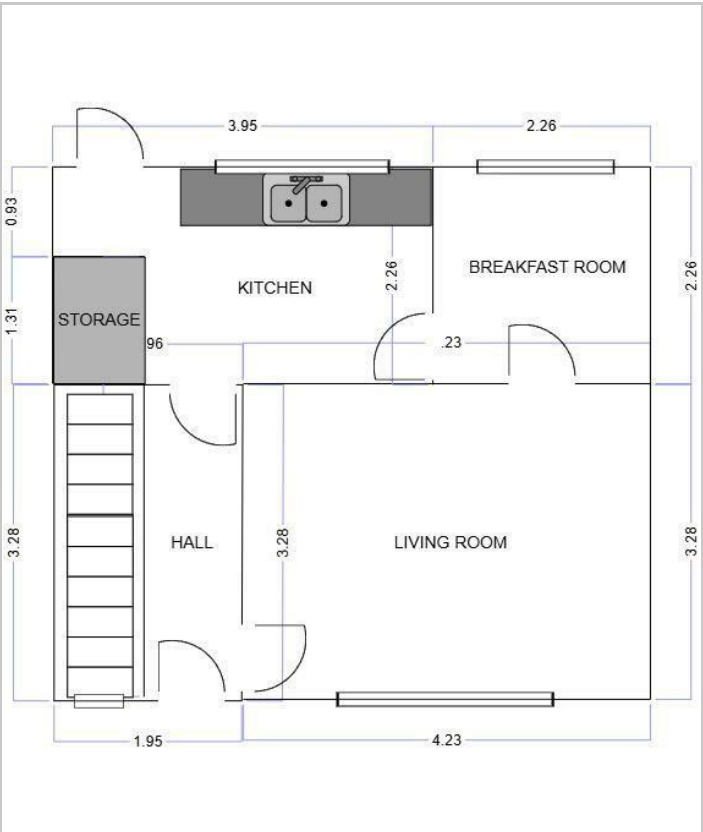
Hybrid Map



Terrain Map



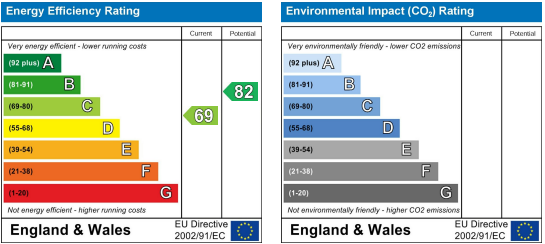
Floor Plan



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.