

HUNTERS®

HERE TO GET *you* THERE



Palatine Road

Manchester, M22 4ET

Offers In The Region Of £195,000



Council Tax: B



265 Palatine Road

Manchester, M22 4ET

Offers In The Region Of £195,000



- OFF ROAD SECURE & GATED PARKING
- OPEN -PLAN LIVING KITCHEN AREA
- TWO DOUBLE BEDROOMS
- NEWLY RENOVATED MODERN BATHROOM
- BARS, RESTAURANTS & LOCAL AMMENITIES ON YOUR DOORSTEP
- 1 MILE WALK TO DIDSBURY VILLAGE
- 0.8 MILE WALK TO WYTHENSHAW PARK
- 4.1 MILES TO WYTHENSHAW HOSPITAL
- CLOSE ACCESS TO M56/M60 MOTORWAY
- EPC - C

ADDITIONAL INFORMATION

External common area redecoration is provisionally scheduled for 29th June subject to confirmation from scaffolding contractor.

Internal common area redecoration is likely to be scheduled for August.

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 on the charming Palatine Road in the centre of Northenden, this delightful Apartment offers a perfect blend of modern living and comfort. With two well-proportioned double bedrooms, this property is ideal for small families, couples, or individuals seeking a stylish yet practical home.

As you enter, you are welcomed into a spacious open plan living and kitchen area, designed to create a warm and inviting atmosphere. Newly fitted carpets throughout the home add a touch of elegance, making it a pleasure to walk through. The modern bathroom, recently renovated just a year ago, boasts contemporary fixtures and finishes, ensuring a refreshing space for relaxation.

One of the standout desirable of this property is the secure gated parking, providing peace of mind for residents with vehicles. This added convenience is a rare find in urban settings, making it an attractive option for those who value security and accessibility.

Located in a vibrant area of Northenden, this Apartment is well-positioned to take advantage of local amenities, transport links to Manchester city centre, and recreational spaces. Whether you are looking to enjoy the bustling city life or seeking a quiet retreat, this property offers the best of both worlds.

In summary, this Apartment on Palatine Road is a wonderful opportunity for anyone looking to settle in a modern, comfortable home with the added benefit of secure parking. Do not miss the chance to make this lovely property your own.



Road Map



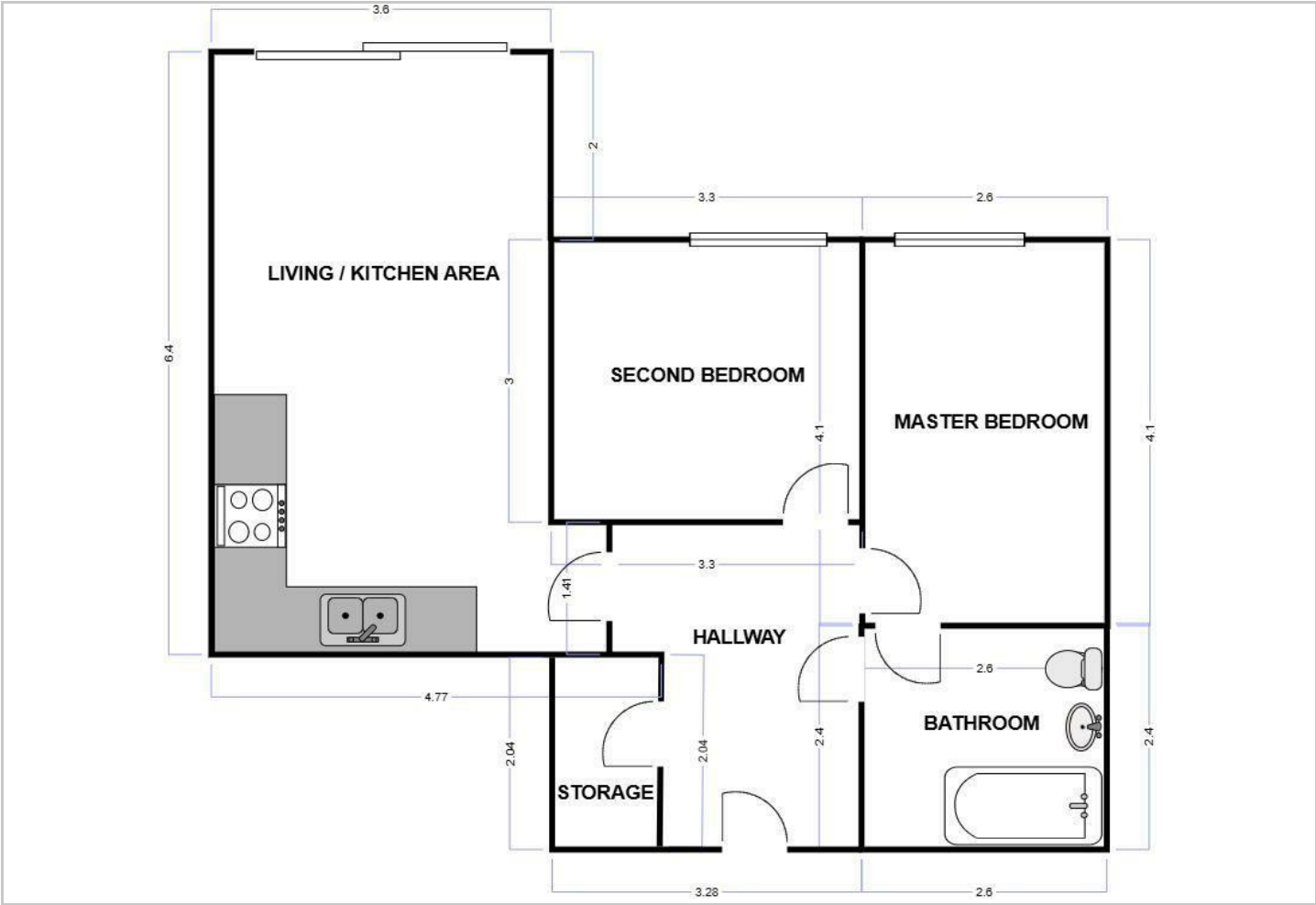
Hybrid Map



Terrain Map



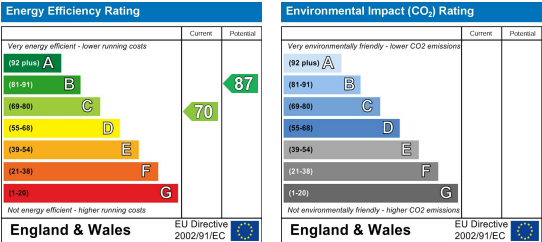
Floor Plan



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.