

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



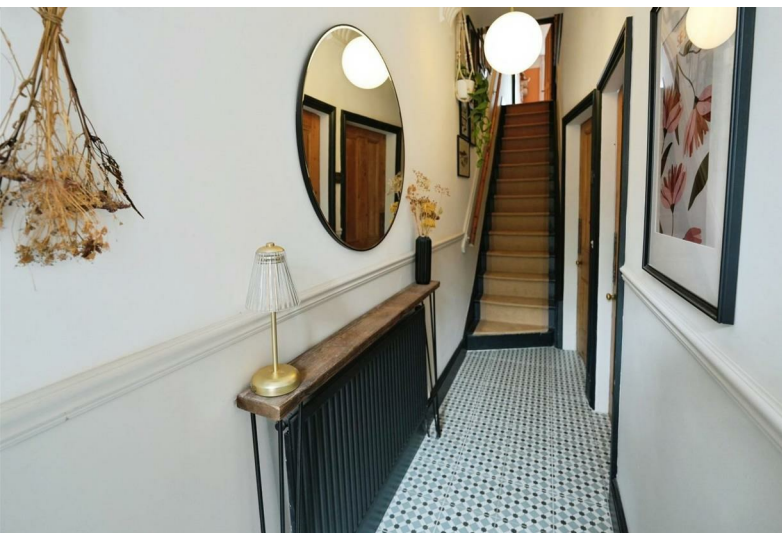
## Church road

Northenden, Manchester, M22 4WD

Asking Price £315,000



Council Tax: B



# 57 Church road

Northenden, Manchester, M22 4WD

Asking Price £315,000



- NO CHAIN
- FREEHOLD
- RECENTLY REFURBISHED
- OPEN PLAN LIVING DINING AREA
- IN THE HEART OF NORTHENDEN VILLAGE
- WITHIN 0.2 MILES TO GREAT LOCAL AMMENITIES
- 1 MILE WALK TO DIDSBURY
- 0.3 MILE TO NORTHENDEN COMMUNITY SCHOOL
- A QUICK COMMUTE TO MANCHESTER AIRPORT AND WYTHENSHWE HOSPITAL
- EASY ACCESS TO THE M56/M60 MOTORWAY

Located on Church Road in the charming area of Northenden, Manchester, this recently refurbished Edwardian property presents an excellent opportunity for first-time buyers seeking a comfortable and stylish home. This property is a seamless fusion of contemporary design and classic Edwardian features. With three spacious bedrooms, this residence offers ample space for relaxation and personalisation. The master bedroom is particularly noteworthy, featuring double aspect windows that flood the room with natural light, creating a bright and inviting atmosphere.

The generous living space, two reception rooms - main living area with feature fireplace and a second reception room currently being used as a family dining room with original floorboards. Well presented kitchen with a breakfast bar, with dual aspect windows for a bright and airy feel.

In addition the property boasts a cellar, providing valuable storage options to keep your home organised and clutter-free. The thoughtful refurbishment ensures that the property is ready for you to move in and make it your own, with modern finishes and a welcoming ambiance throughout. Upstairs the bathroom has been recently renovated with a spa like feel, providing peace and tranquillity.

This delightful home is ideally situated in a friendly community, with local amenities and transport links within easy reach, making it a perfect choice for those looking to establish themselves in a vibrant area. Whether you are starting your journey as a homeowner or seeking a comfortable space to grow, this property on Church Road is sure to meet your needs and exceed your expectations. Don't miss the chance to view this wonderful home and envision your future here.



## Road Map



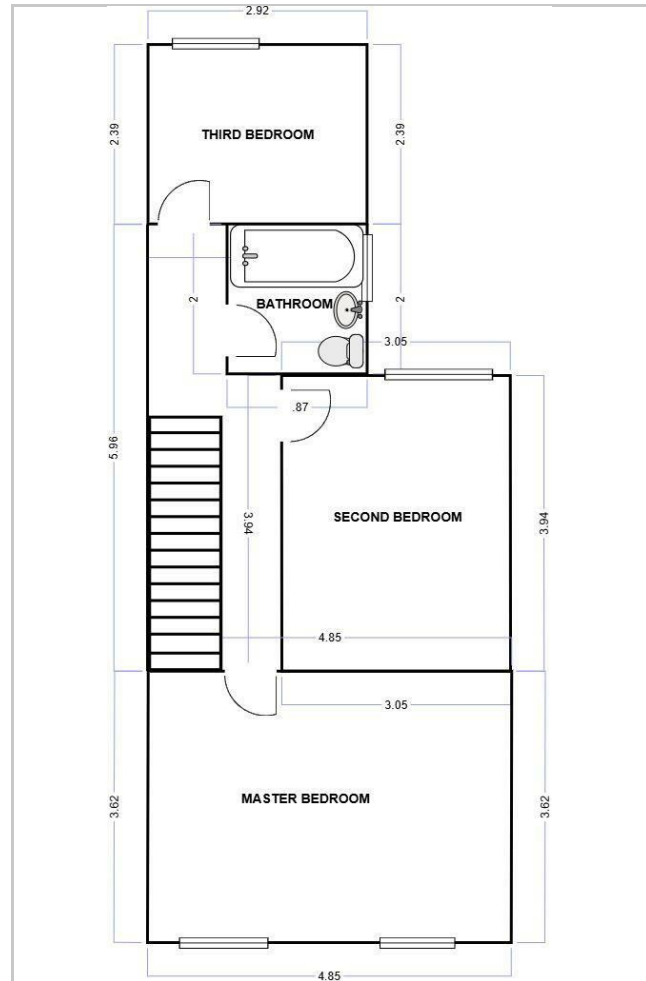
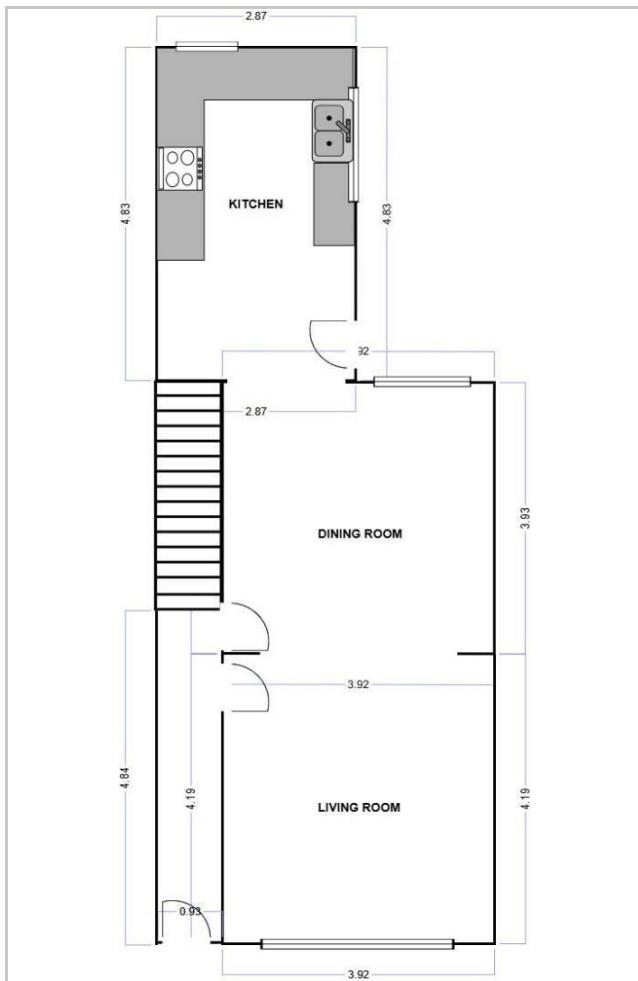
## Hybrid Map



## Terrain Map



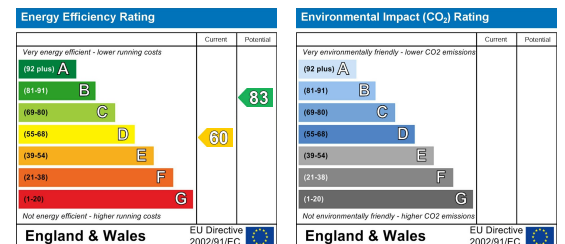
## Floor Plan



## 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.