

# HUNTERS<sup>®</sup>

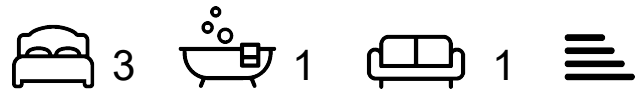
HERE TO GET *you* THERE



## Carrswood Road

Manchester, M23 9HQ

Offers In The Region Of £260,000



Council Tax: A



# 50 Carrswood Road

Manchester, M23 9HQ

Offers In The Region Of £260,000



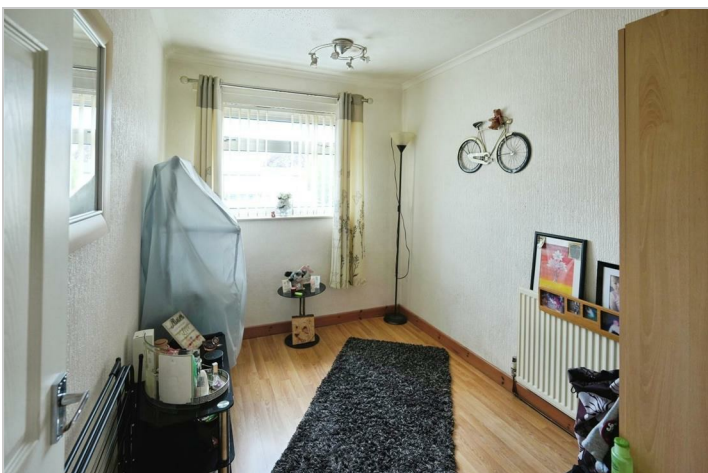
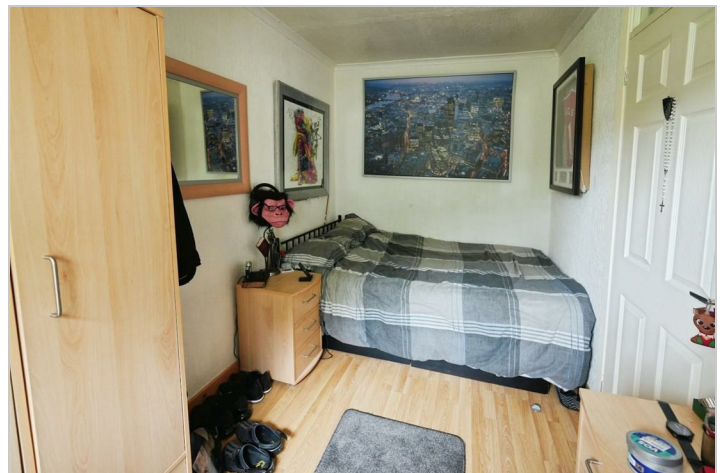
- OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES
- OVER-LOOKING LOCAL PLAYING FEILDS
- ADDED CONSERVATORY
- 0.4 MILE TO SANDILAND PRIMARY SCHOOL
- 1 MILE TO BROADWAY RETAIL PARK
- 1.5 MILES TO SALE HIGH SCHOOL
- 1.6 MILES TO SALE GRAMMER SCHOOL
- COUNCIL TAX BAND - A
- EPC - TBC

Located on Carrswood Road in the vibrant city of Manchester, this charming house offers a delightful blend of comfort and convenience. Spanning an impressive 840 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

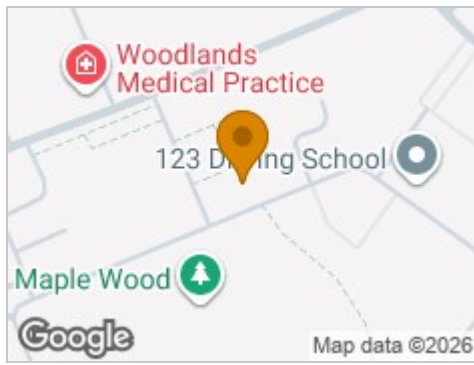
One of the standout features of this home is the modern shower room, which has been thoughtfully designed to provide a refreshing experience. Additionally, the property boasts a lovely conservatory, allowing for an abundance of natural light and a serene space to enjoy the surrounding views.

Situated in a popular location, residents will benefit from easy access to a variety of local amenities, ensuring that daily needs are met with ease. The house overlooks local playing fields, offering a picturesque setting and a sense of openness that is often hard to find in urban areas.

This property presents an excellent opportunity for those looking to settle in a well-connected and family-friendly neighbourhood. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers or renters. Do not miss the chance to make this delightful house your new home.



## Road Map



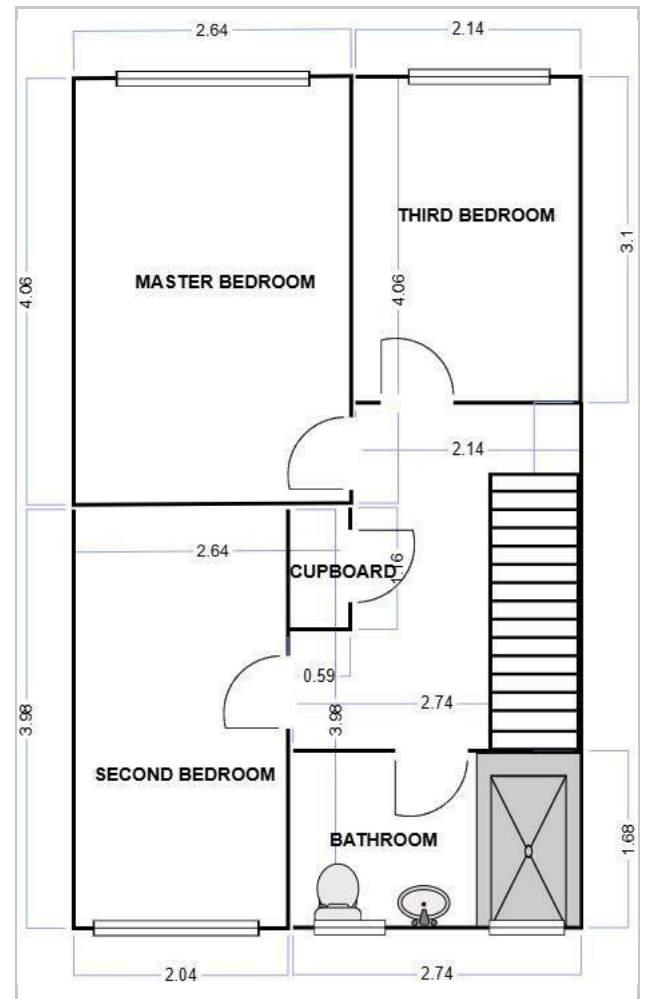
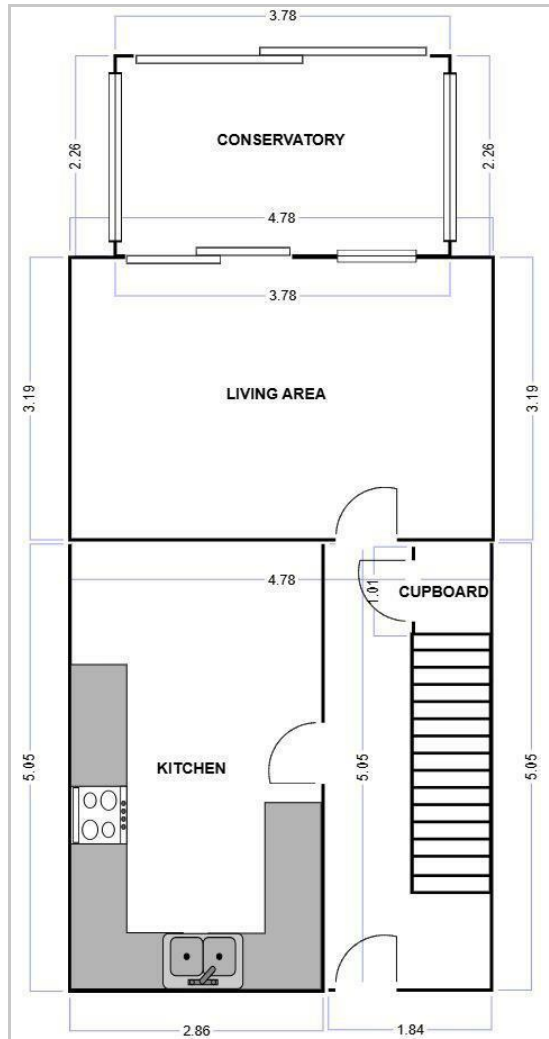
## Hybrid Map



## Terrain Map



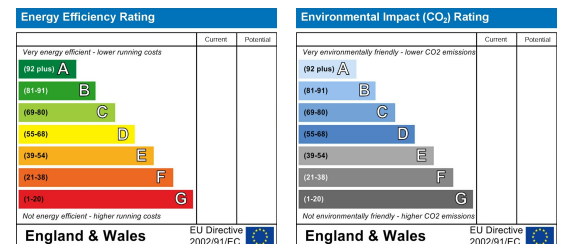
## Floor Plan



## 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.