HUNTERS®

HERE TO GET *you* THERE

Woodburn Road

Northenden, Greater Manchester, M22 4BZ

Offers Over £500,000

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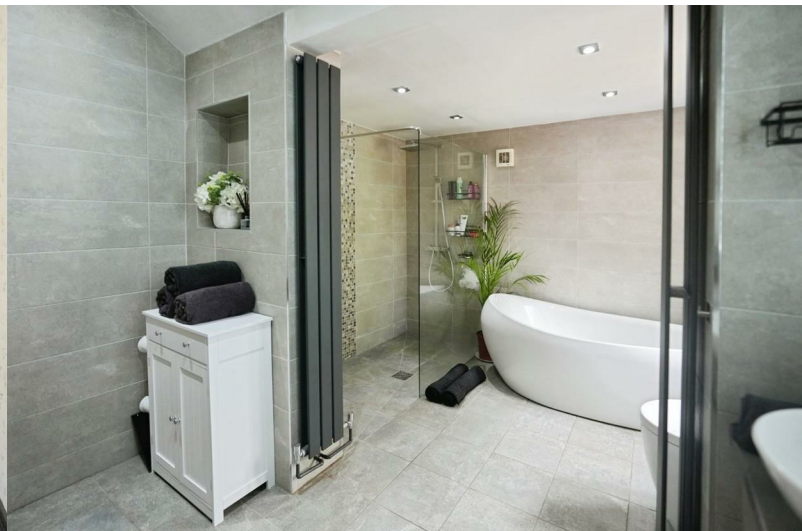
Council Tax: D



9 Woodburn Road

Northenden, Greater Manchester, M22 4BZ

Offers Over £500,000

- NO CHAIN
- FREEHOLD
- OFF ROAD PARKING & GARDEN
- FOUR BEDROOMS & STUDY ROOM (POTENTIAL FIFTH BEDROOM)
- LARGE KITCHEN EXTENSION & LARGE FAMILY BATHROOM
- FULLY BOARDED LOFT (POTENTIAL FOR ANOTHER ROOM)
- 0.4 MILE WALK TO NORTHENDEN VILLAGE & WYTHENSHAWE PARK
- GREAT ACCESS TO M56/M60 MOTORWAY & TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- 2.3 MILE TO WYTHENSHAWE HOSPITAL
- INSTALLED EV CHARGER

Tel: 0161 945 9000

Tucked away on the charming Woodburn Road in Northenden, Greater Manchester, this delightful semi-detached house offers a perfect blend of modern living and family-friendly features. With four spacious bedrooms, including three generous double rooms, this property is ideal for families seeking comfort and space.

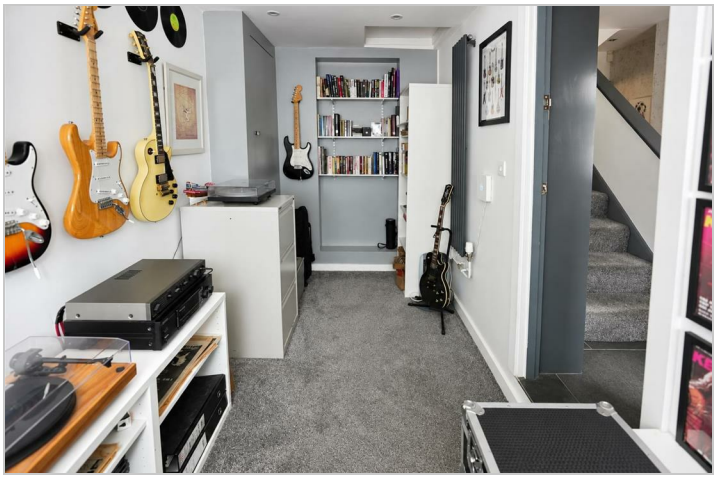
Upon entering, you are greeted by a hallway with a living room to your right and study room to your left, down the hall to the back of the property is a large modern open-plan kitchen/ dining room with a second reception area which creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying family time and over looking the serene garden. A convenient downstairs W/C and utility room adds to the practicality of the layout.

A standout feature is the large family bathroom with his and hers sinks, and both a large walk-in shower and bathtub perfect for relaxing.

The exterior of the home is equally impressive, featuring off-road parking for two vehicles, ensuring ease of access. The great-sized garden is a standout feature, offering a safe and enjoyable space for children to play and for family gatherings during the warmer months.

Location is key, and this property does not disappoint. Just a short 0.4-mile walk will take you to the vibrant Northenden Village, where you can enjoy local shops, cafes, and amenities. Additionally, Wythenshawe Hospital is conveniently located just 2.3 miles away, making this home ideal for those working in the healthcare sector.

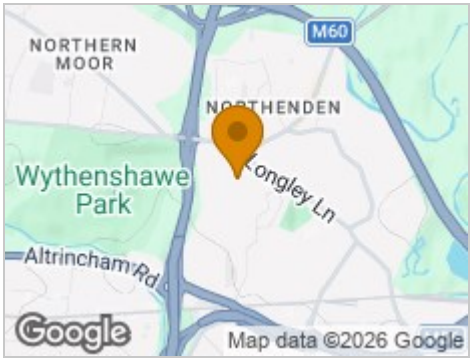
In summary, this semi-detached house on Woodburn Road is a wonderful opportunity for families looking for a modern, spacious home in a friendly community. With its excellent features and prime location, it is sure to attract interest from discerning buyers.



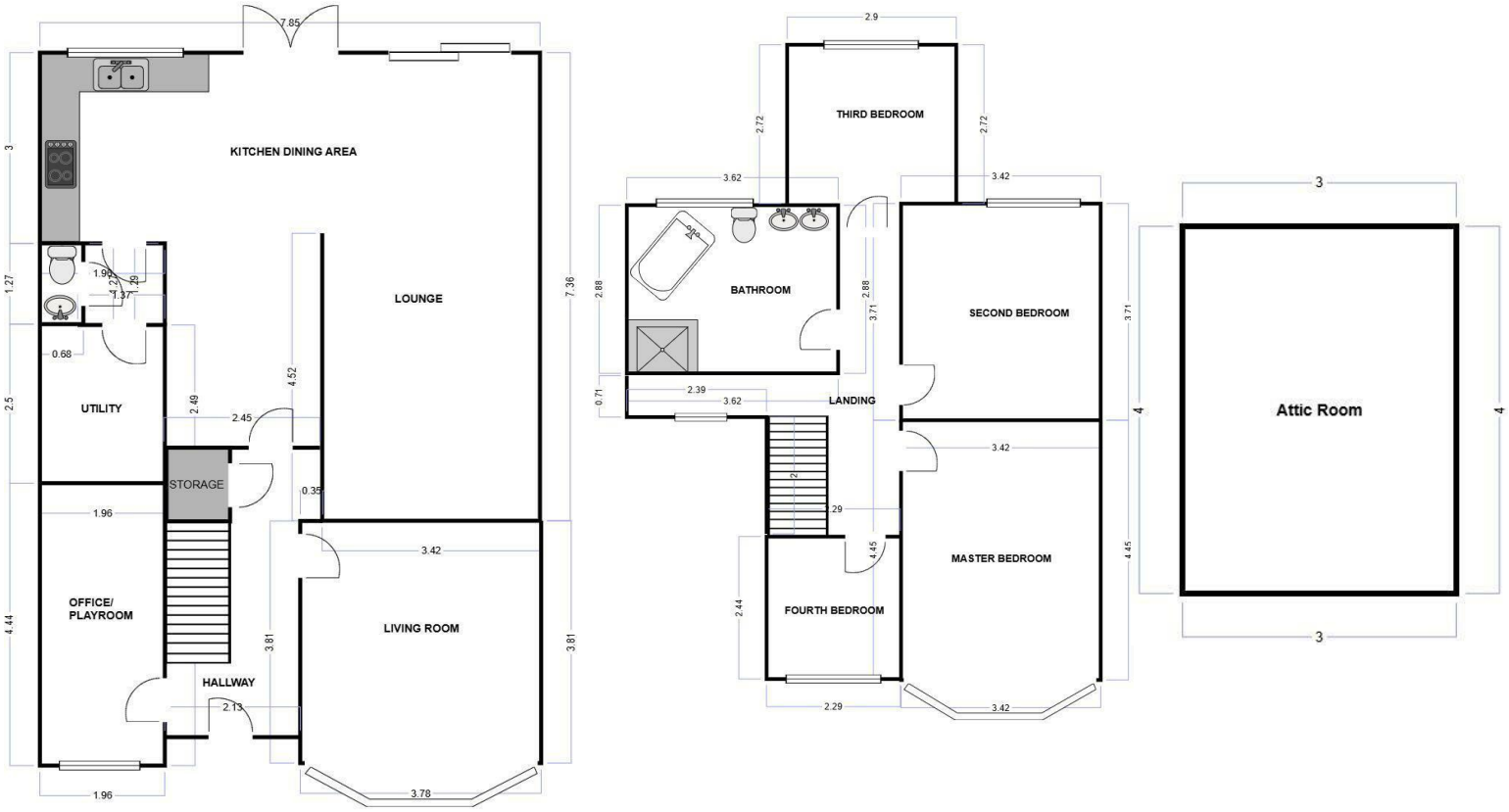
Road Map

Hybrid Map

Terrain Map



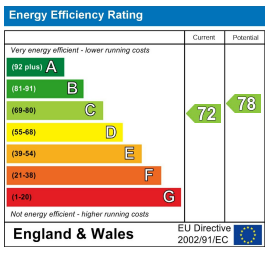
Floor Plan

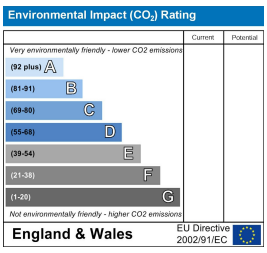


Viewing

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.

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