



Whitehurst Drive, Manchester

- NO CHAIN
- BUILT IN AIR CONDITIONING
- OFF ROAD PARKING FOR AMPLE VEHICLES
- SITUATION ON A LARGE PLOT
- EASILY MAINTAINED REAR GARDEN
- CLOSE TO THE NEW CO-OP LIVE
- TRANSPORT LINKS INTO MANCHESTER CITY CENTRE
- DOWNSTAIRS WC
- COUNCIL TAX BAND B
- VIEWING RECOMMENDED

Asking Price £295,000

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HERE TO GET *you* THERE

NO CHAIN. Situated on Whitehurst Drive in Beswick, Manchester, this charming semi-detached house offers a delightful blend of comfort and convenience. The property boasts three well-proportioned bedrooms, a welcoming reception room, and a modern bathroom, making it an ideal home for families or professionals alike. Built in 2011, this residence is presented to the market with the added benefit of no chain, ensuring a smooth and swift transaction.

One of the standout features of this property is its generous plot, providing ample outdoor space for relaxation and recreation. The rear garden is designed for easy maintenance, featuring a combination of paving and artificial grass, perfect for those who wish to enjoy outdoor living without the hassle of extensive upkeep. Additionally, the house is equipped with a built-in air conditioning unit, ensuring comfort throughout the warmer months.

Location is key, and this property does not disappoint. It is conveniently situated close to the new Co-op Live venue and the Etihad Football Stadium, making it an excellent choice for sports enthusiasts and those who enjoy live entertainment. Furthermore, the property benefits from good transport links, allowing for easy access in and out of Manchester, making commuting a breeze.

In summary, this semi-detached house on Whitehurst Drive presents a wonderful opportunity for those seeking a modern home in a vibrant area, with the added advantages of no chain and a low-maintenance garden. Do not miss the chance to make this delightful property your own.

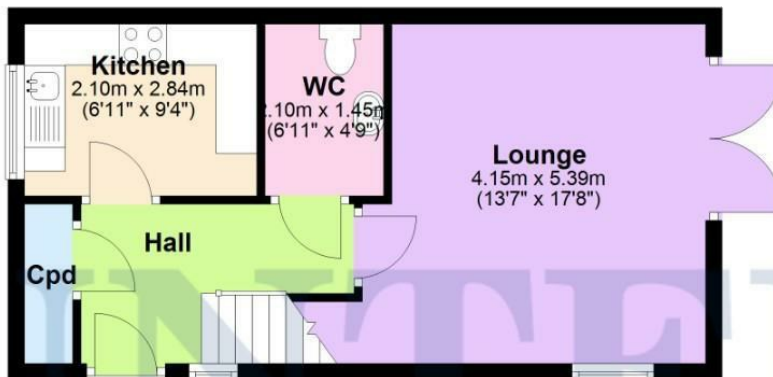
EPC Rated: C
Tenure: Leasehold - 227 years remaining
Service charge: £104.11 PA
Council tax band: B





Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 69.2 sq. metres (744.5 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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