

# HUNTERS®

HERE TO GET *you* THERE



## Mill Lane

9, M22 4HJ

Asking Price £215,000



Council Tax: A



# Flat 1 Mill Lane

9, M22 4HJ

Asking Price £215,000



- BEAUTIFUL & STYLISH DUPLEX APARTMENT
- OFF ROAD GATED PARKING & LARGE GARAGE FOR STORAGE
- AMAZING LOCATION IN THE HEART OF NORTHEENDEN VILLAGE
- FACING NORTHEENDEN RIVERSIDE PARK
- SPANNING AN IMPRESSIVE 766 SQFT
- OUTSIDE COMMUNAL DINING & BBQ AREA
- EXQUISITE HIGH QUALITY KITCHEN
- 781 YEARS REMAINING ON LEASE & SERVICE CHARGE £70PCM
- 0.2 MILE WALK TO NORTHEENDEN PRIMARY & 0.4 MILE WALK TO ST WILFREDS COE PRIMARY
- CLOSE ACCESS TO M56/M60 MOTORWAY

COUNCIL TAX BAND A



Nestled in the charming Northenden village, this delightful duplex apartment at Mill Lane, number 9, offers a perfect blend of comfort and convenience. With its prime location, residents can enjoy the vibrant local community, complete with an array of shops and bars just a stone's throw away.

The apartment boasts spacious double bedrooms, providing ample room for relaxation and personal space. The property faces the picturesque Northenden Riverside Park, allowing for serene views and easy access to outdoor activities.

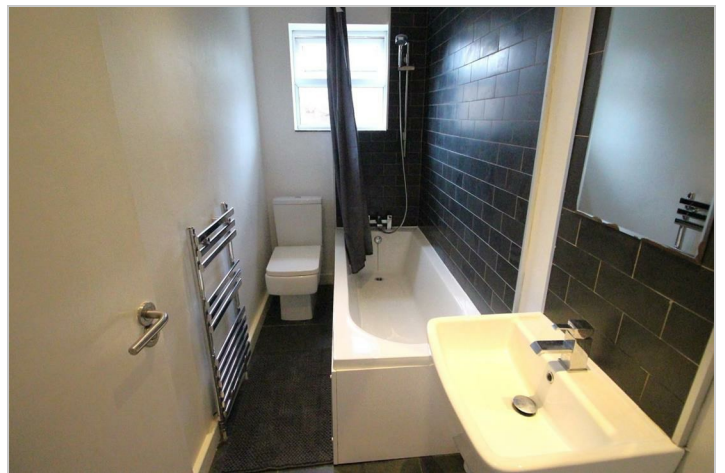
For those who appreciate the outdoors, the communal dining and barbecue area is an excellent spot for social gatherings and enjoying the fresh air.

Parking is a breeze with off-road space, complemented by a large garage that offers additional storage options. This feature is particularly advantageous for those with hobbies or families needing extra space.

It also benefits from a high quality installed kitchen with Italian marble splashback and granite worktops, large granite dining table and high end integrated appliances.

Moreover, the apartment benefits from excellent transport links, with quick access to the M56 and M60 motorways, making commuting to Manchester City Centre and beyond both efficient and straightforward.

This property is an ideal choice for anyone seeking a modern living experience in a vibrant community, with the added perks of spacious living, outdoor amenities, and convenient transport options. Don't miss the opportunity to make this lovely apartment your new home.



Road Map



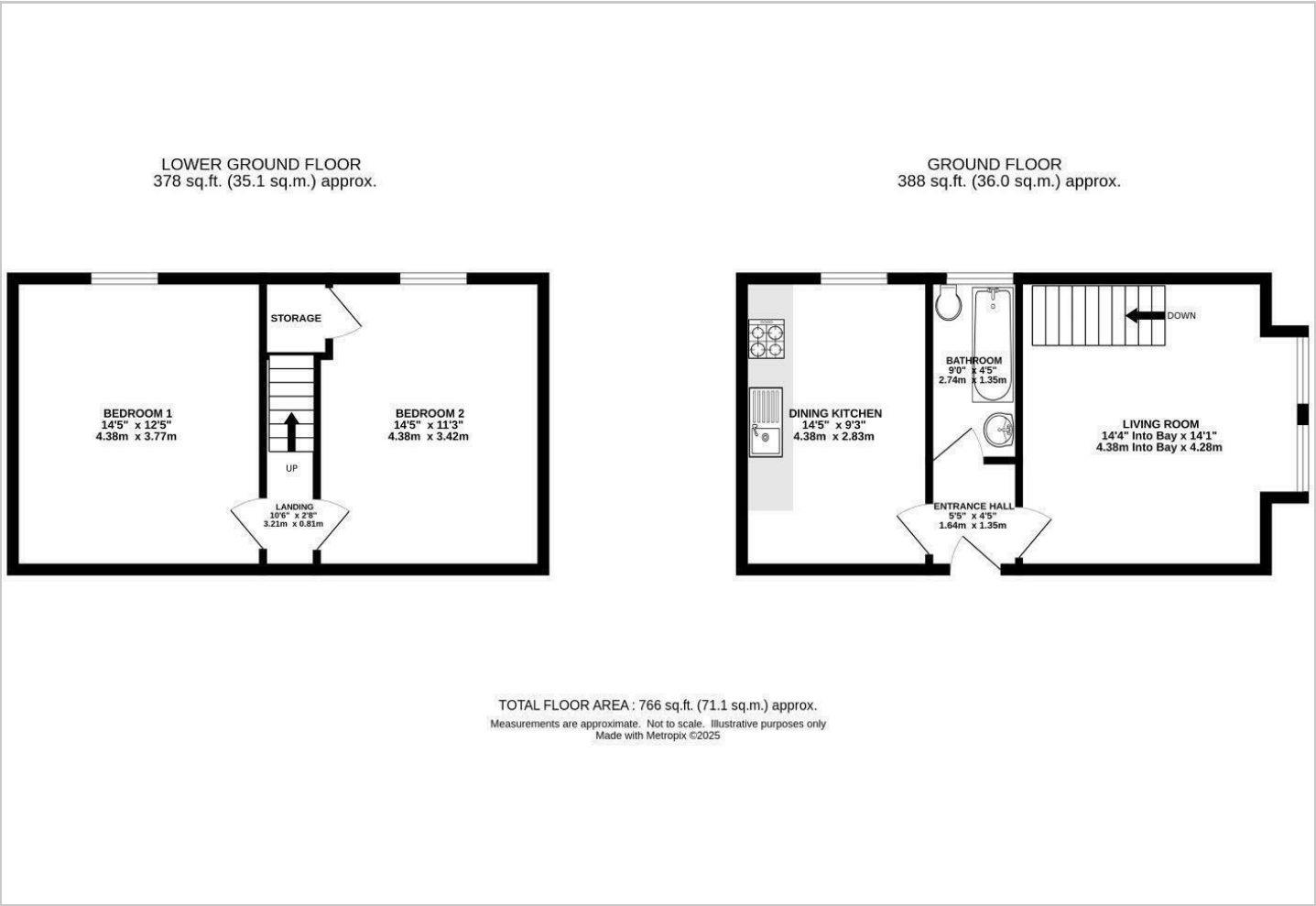
Hybrid Map



Terrain Map



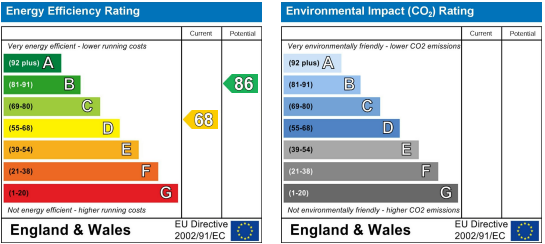
Floor Plan



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.