

HUNTERS®

HERE TO GET *you* THERE



Denville Crescent

Manchester, M22 5EW

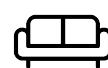
Offers In The Region Of £260,000



3



1



1



Council Tax: A



5 Denville Crescent

Manchester, M22 5EW

Offers In The Region Of £260,000



- FREEHOLD
- OFF ROAD PARKING SUITABLE FOR TWO CARS
- 2 MILE TO MANCHESTER AIRPORT
- SITUATED ON A QUIET CUL-DE-SAC
- 0.6 MILE TO BENCHILL TRAM STOP
- 1 MILE TO WYTHENSHAWE CIVIC CENTRE
- 1.5 MILES TO BENCHILL PRIMARY SCHOOL
- COUNCIL TAX BAND A
- EPC - TBC

Located in the tranquil Denville Crescent, this charming house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The single reception room provides a welcoming area for relaxation and social gatherings, while the well-appointed bathroom caters to all your needs.

Situated in a quiet cul-de-sac, the home enjoys a peaceful atmosphere, making it a delightful retreat from the hustle and bustle of city life. The property boasts off-road parking suitable for two cars, ensuring that you and your guests have ample space.

The serene garden is a wonderful feature, providing an outdoor sanctuary where you can unwind and enjoy the fresh air. Its location is particularly advantageous, being just two miles from Manchester Airport, making travel a breeze. Additionally, the property offers close access to the motorway and excellent transport links to Manchester city centre, allowing for easy commutes and exploration of the vibrant city.

This house on Denville Crescent is not just a home; it is a lifestyle choice that combines the peace of suburban living with the accessibility of urban amenities. Whether you are looking to settle down or invest, this property presents a fantastic opportunity.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.



Road Map



Hybrid Map



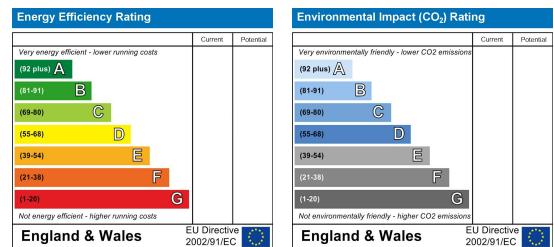
Terrain Map



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.