

# HUNTERS®

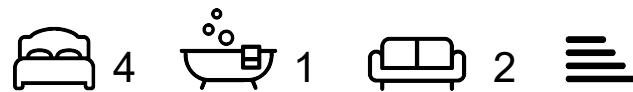
HERE TO GET *you* THERE



## Morrell Road

Manchester, M22 4WH

Offers Around £400,000



Council Tax: C



# 22 Morrell Road

Manchester, M22 4WH

Offers Around £400,000



- DEVELOPMENT OPPORTUNITY
- NO CHAIN
- 4 BED SEMI-DETACHED
- DORMER LOFT EXTENSION
- LONG LEASEHOLD - 930 YEARS REMAINING
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND - C
- ST WILFRIDS PRIMARY SCHOOL LOCATED AT THE END OF THE ROAD
- 0.2 MILE WALK TO NORTHENDEN VILLAGE
- CLOSE TO M56/M60 MOTORWAY

Morrell Road in the vibrant city of Manchester, this promising property presents an excellent opportunity for those seeking a development project. Boasting a generous corner plot, the residence requires renovation but with plenty of potential, featuring four well-proportioned bedrooms, making it ideal for families or those in need of extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

The property includes a bathroom, providing essential amenities, and the loft dormer conversion opens up exciting possibilities for a variety of uses. With no chain involved, the process of acquiring this home is made simpler and more straightforward.

Parking is a notable advantage, with space available for up to three vehicles, including a separate garage and off-road parking. This feature is particularly appealing in a bustling urban environment, ensuring convenience for residents and visitors alike.

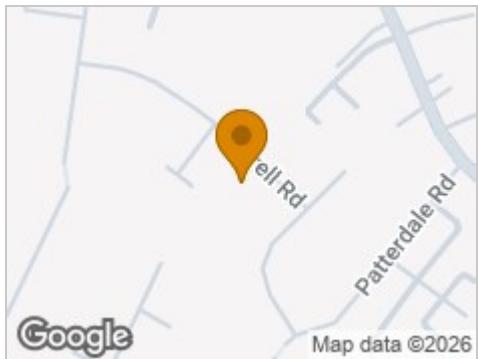
In summary, this property on Morrell Road is not just a home; it is a canvas for your vision. With its ample space, potential for development, and prime location, it is an opportunity not to be missed. Whether you are looking to create your dream home or invest in a promising project, this property is well worth your consideration.

## ADDITIONAL INFORMATION

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.



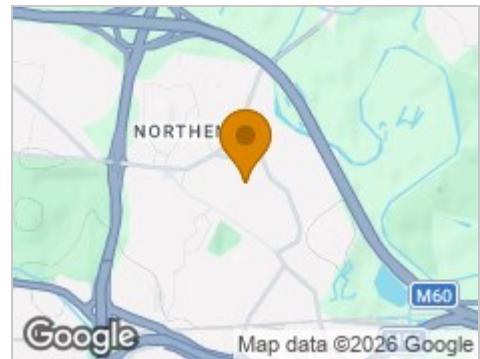
## Road Map



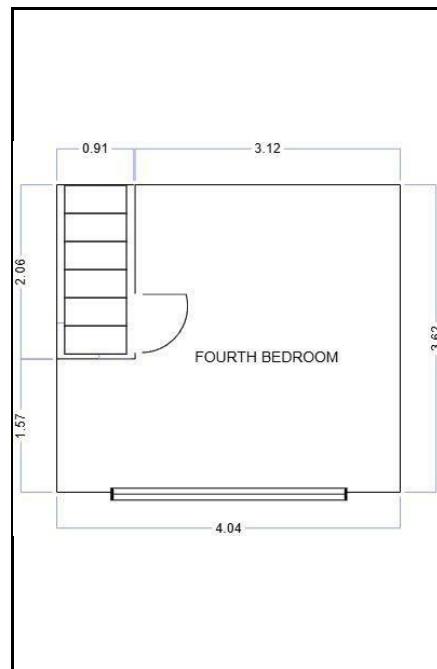
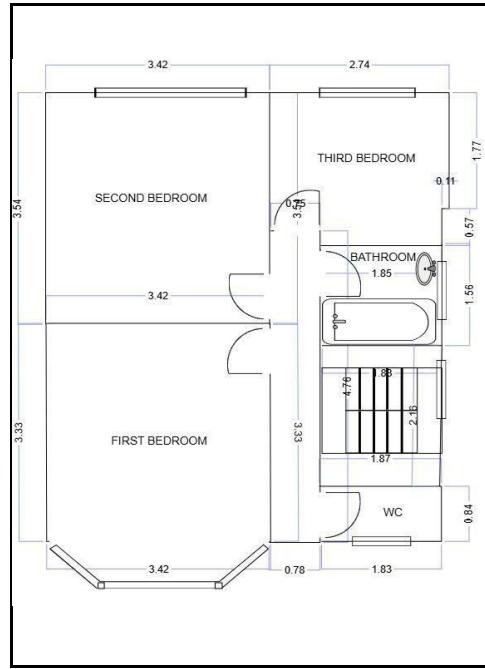
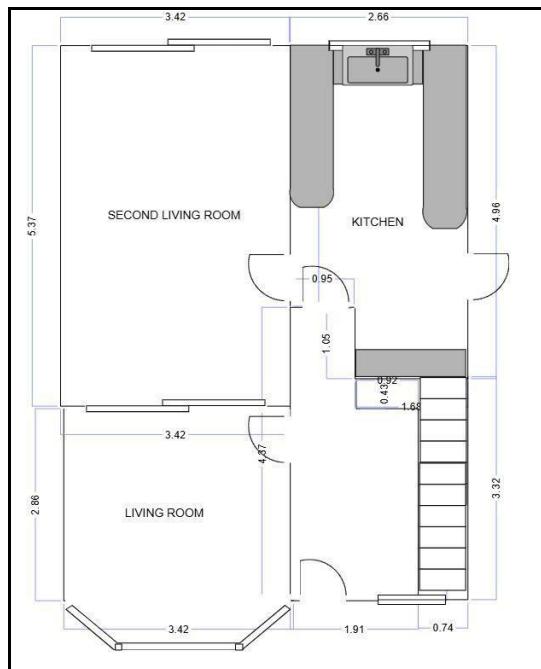
## Hybrid Map



## Terrain Map



## 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.