

HUNTERS[®]

HERE TO GET *you* THERE



Comrie Walk

Manchester, M23 2QF

£235,000



Council Tax: A



9 Comrie Walk

Manchester, M23 2QF

£235,000



- FREEHOLD
- CLOSE TO LOCAL SCHOOLS
- QUIET RESIDENTIAL AREA
- 0.6 MILE TO WYTHENSHAW HOSPITAL
- 0.2 MILE TO RODGER'S PARK
- 2.7 MILE TO MANCHESTER AIRPORT
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND A
- EPC C

Nestled in the tranquil Comrie Walk, Manchester, this charming freehold house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The single bathroom is thoughtfully designed to cater to everyday needs.

Set back from the road, the house enjoys a peaceful atmosphere, making it a delightful retreat from the hustle and bustle of city life. The quiet residential area is not only serene but also conveniently located within walking distance of Wythenshawe Hospital, ensuring easy access to essential services.

Families will appreciate the proximity to local schools, including Baugley Primary School and Newall Primary School, both of which are just a short distance away. This makes the property an excellent choice for those with children, providing a supportive community for their educational needs.

For outdoor enthusiasts, Rodgers Park is nearby, offering a lovely space for leisurely walks, picnics, or simply enjoying the fresh air. This house is not just a home; it is a gateway to a lifestyle that balances comfort, community, and convenience.

In summary, this property on Comrie Walk is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible part of Manchester. With its spacious layout, excellent local amenities, and a friendly neighbourhood, it is sure to appeal to a wide range of buyers.

GROUND FLOOR

Hallway

Living Room

13'9 x 10'2 (4.19m x 3.10m)

Kitchen

20'6 x 7'8 (6.25m x 2.34m)

Utility

15'9 x 5'4 (4.80m x 1.63m)

FIRST FLOOR

Bedroom

15'2 x 9'9 (4.62m x 2.97m)

Bedroom

13'6 x 9'4 (4.11m x 2.84m)

Bedroom

10'3 (max) x 9'4 (max) (3.12m (max) x 2.84m (max))

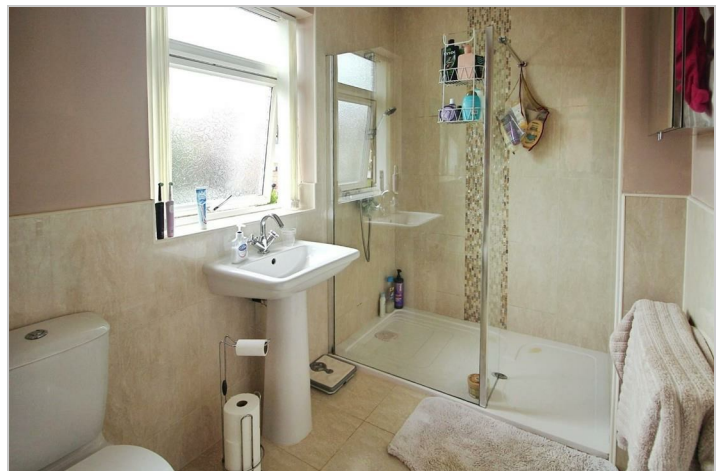
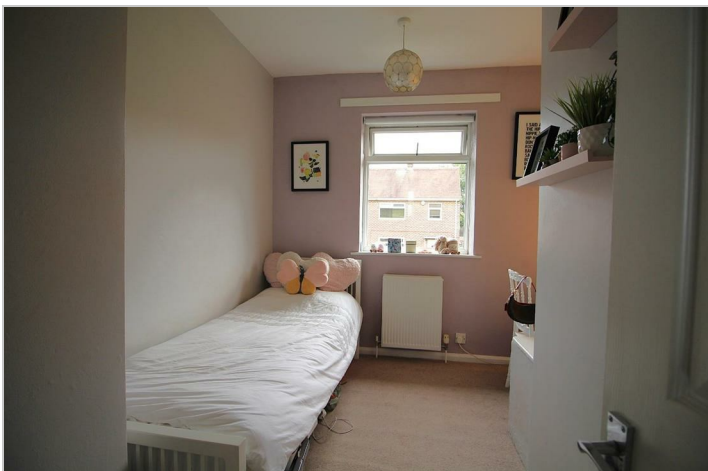
Bathroom

11'2 x 5'5 (3.40m x 1.65m)

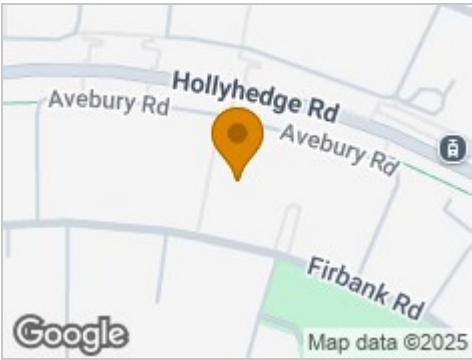
EXTERIOR

ADDITIONAL INFORMATION

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller.



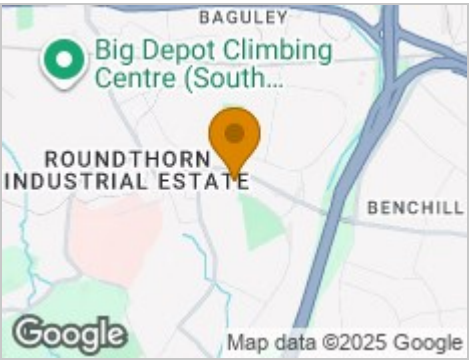
Road Map



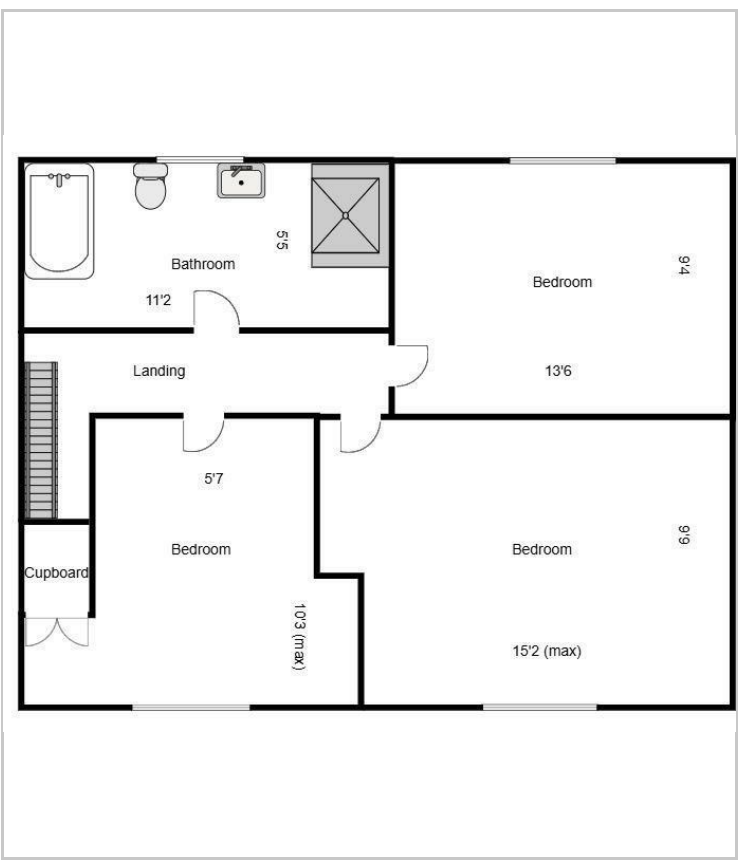
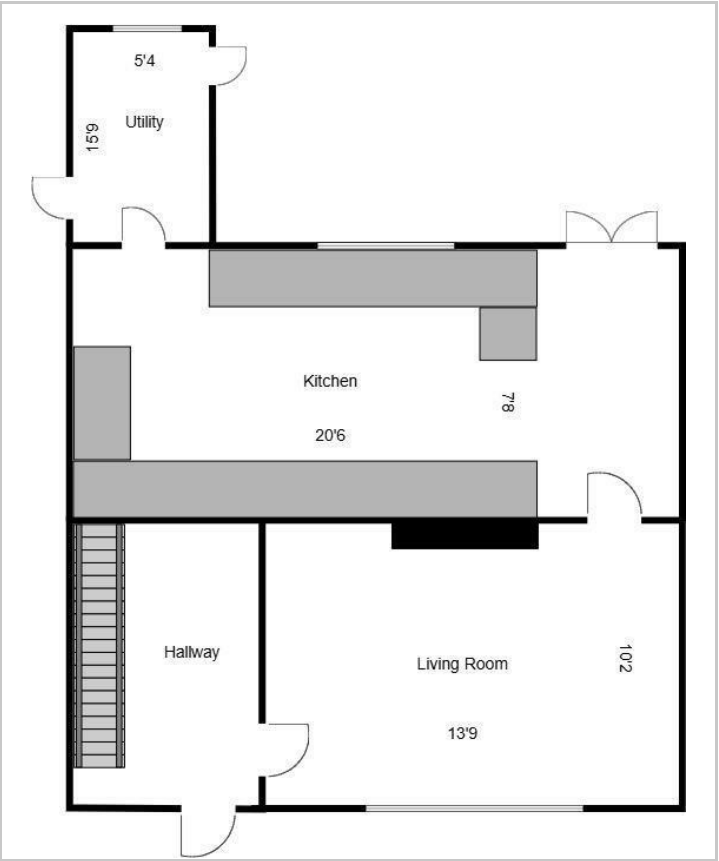
Hybrid Map



Terrain Map



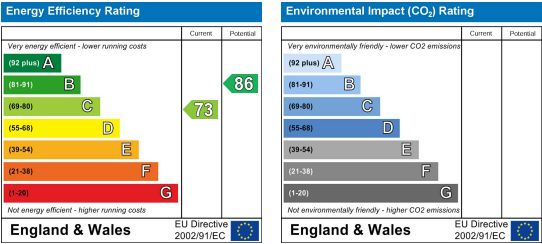
Floor Plan



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.