

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



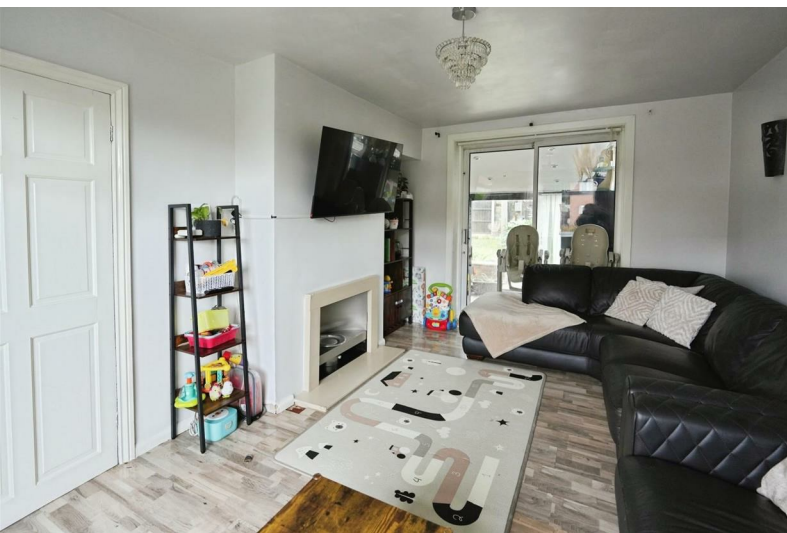
## Moat Road

Wythenshawe, M22 9JH

Offers In The Region Of £235,000



Council Tax: A



# 41 Moat Road

Wythenshawe, M22 9JH

## Offers In The Region Of £235,000



- OFF ROAD PARKING SUITABLE FOR MULTIPLE CARS
- FREEHOLD
- GARAGE
- MODERN KITCHEN
- ADDITIONAL CONSERVATORY
- 0.8 MILE TO NEWALL GREEN PRIMARY SCHOOL
- 1.3 MILE TO WYTHENSHAW HOSPITAL
- 0.6 MILE TO HAVELEY HEY COMMUNITY SCHOOL
- EPC TBC
- COUNCIL TAX BAND A

A charming property on Moat Road in Wythenshawe, this delightful three-bedroom house offers a perfect blend of modern living and comfort. Hosting a spacious reception room, ideal for both relaxation and entertaining guests. The recently modernised kitchen is a true highlight, featuring underfloor heating that adds a touch of luxury to your culinary experiences.

This property boasts three well-proportioned bedrooms, with the master being the full length of the property providing ample space for the family. The bathroom is conveniently located downstairs, ensuring ease of access for all. Additionally, the added conservatory serves as a lovely extension of the living space, perfect for enjoying the garden views throughout the seasons.

The exterior of the property is equally impressive, with off-road parking suitable for multiple cars, ensuring convenience for you and your visitors. A garage is also available, providing excellent storage options for your belongings or outdoor equipment.

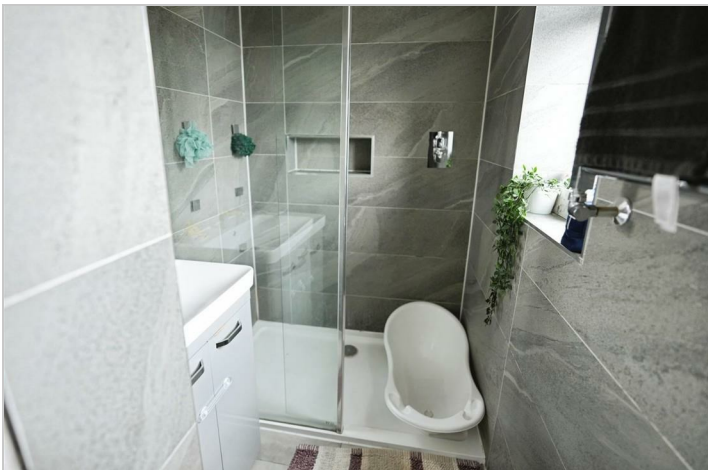
The beautiful tiered garden is a standout feature, offering a serene outdoor retreat where you can unwind or entertain. This home is not just a place to live; it is a sanctuary that combines modern amenities with a warm, inviting atmosphere, with local schools and Wythenshawe hospital close by this property is an excellent opportunity for those seeking a comfortable family home in Wythenshawe.

Please note this property currently tenanted but will be sold with vacant possession on completion of the sale.

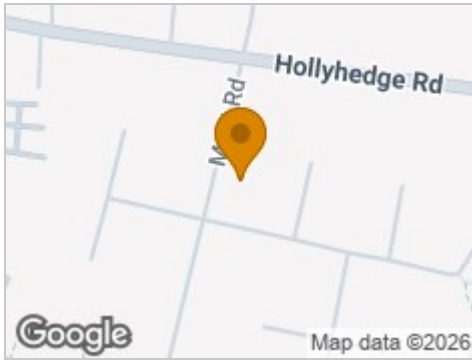
Tel: 0161 945 9000

## 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



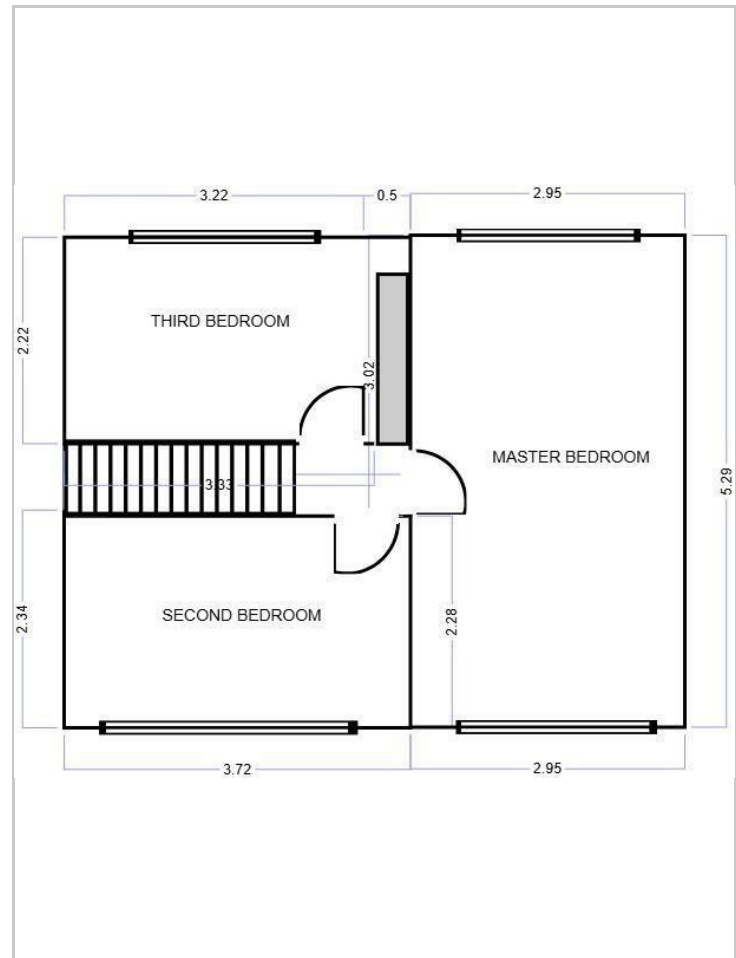
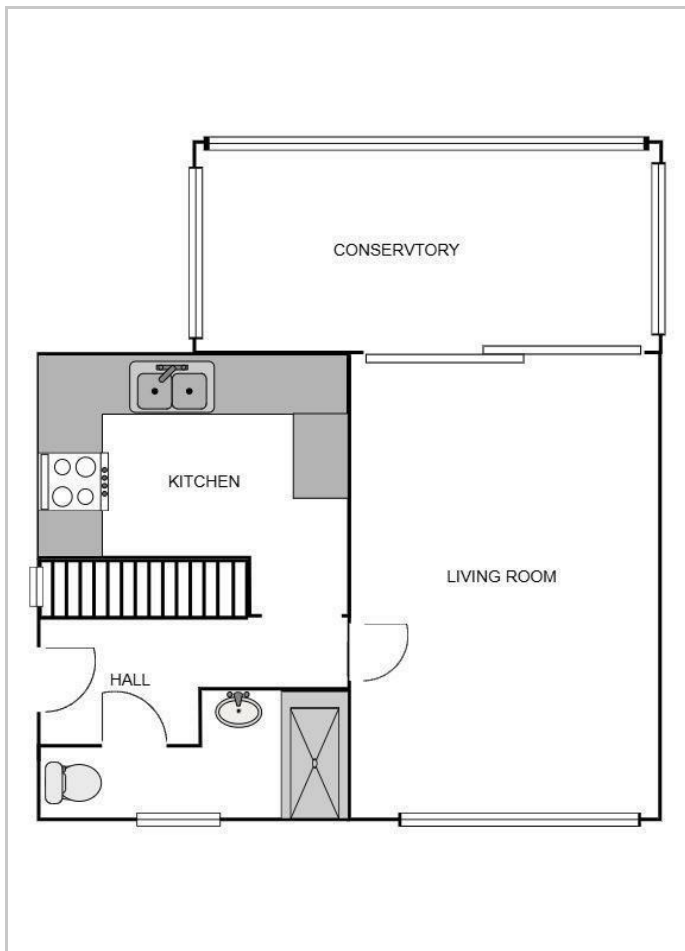
## Hybrid Map



## Terrain Map



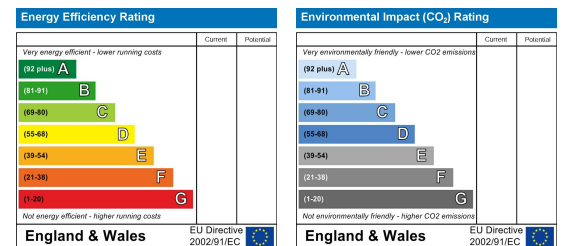
## Floor Plan



## 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



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.