

# HUNTERS<sup>®</sup>

## EXCLUSIVE



Sarn Avenue

, Manchester, M22 9TR

Asking Price £260,000





- DOUBLE DRIVEWAY
- IMMACULATE & MODERN FITTINGS THROUGH- OUT
- COUNCIL TAX BAND A
- FACING WOODLAND
- 2.1 MILE TO WYTHENSHAW HOSPITAL
- 0.3 MILE TO BENCHILL METROLINK
- 0.3 MILE TO CROSSACRES METROLINK
- CLOSE TO M56/M60 MOTORWAY
- GREAT LINKS TO MANCHESTER CITY CENTRE

A beautifully kept and immaculate home that has been decorated tastefully and with great attention to detail. In a great location with multiple Metrolink stops in a easily walkable distance. The home has a cosy living room with a singular bow window that looks on to the facing woodland area. Extra added details of the wall incorporated log burning fireplace and downward lighting creates a fashionable and fresh feel.

To the rear is the open plan kitchen/dining area that has been well designed with a breakfast bar that acts as a partition from the kitchen to the dining area. Double doors that lead out to a sizeable garden with a patio area ideal to sit out on the summer nights and also a lawn area perfect for children to play.

Upstairs the property hosts three bedrooms, two of which are good size double rooms and one single bedroom. A stylish and modern bathroom with contemporary tiling, a free standing bath with over head shower, W/C and wash basin.

The property benefits from a large double driveway that has been beautifully paved and ideal for the modern family.

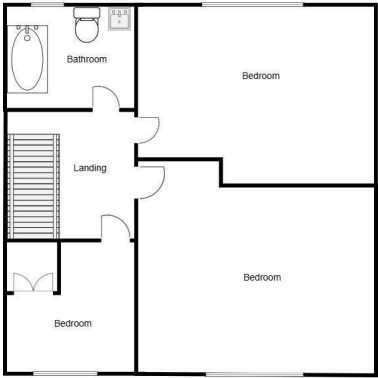
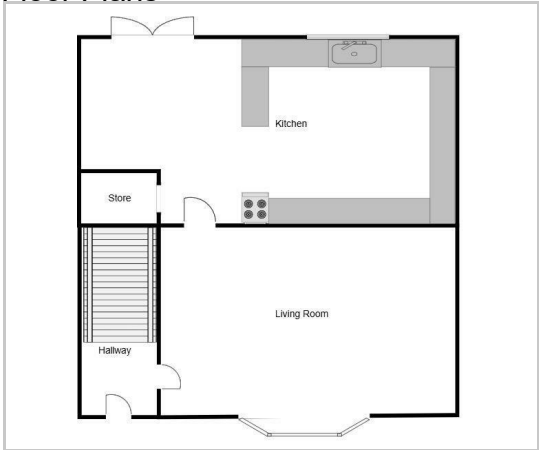
VIEWINGS HIGHLY RECOMMENDED



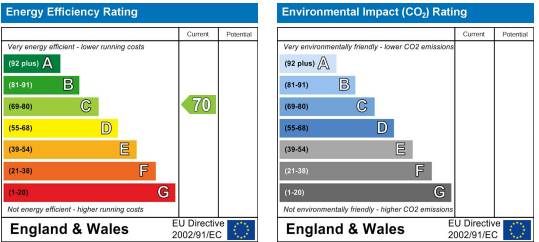
## Area Map



## Floor Plans



## 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.