

# HUNTERS®

HERE TO GET *you* THERE



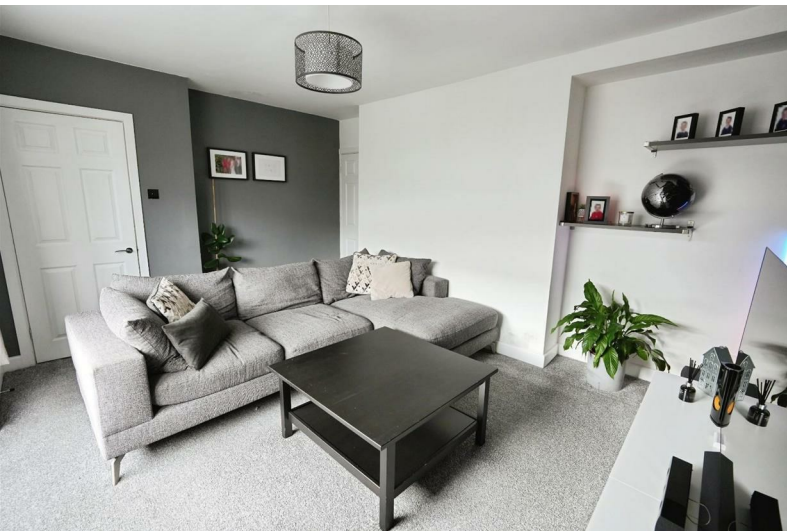
## Mullacre Road

Manchester, M22 8DA

Offers In The Region Of £265,000



Council Tax: A



# 18 Mullacre Road

Manchester, M22 8DA

Offers In The Region Of £265,000



- FREEHOLD
- MODERN PROPERTY
- 3 BED END OF TERRACE
- ONLY 0.4 MILE TO BENCHILL PRIMARY SCHOOL
- ONLY 2 MILES TO WYTHENSHAW HOSPITAL
- CLOSE TO M56/M60 MOTORWAY
- GOOD LINKS TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND - A
- EPC - C

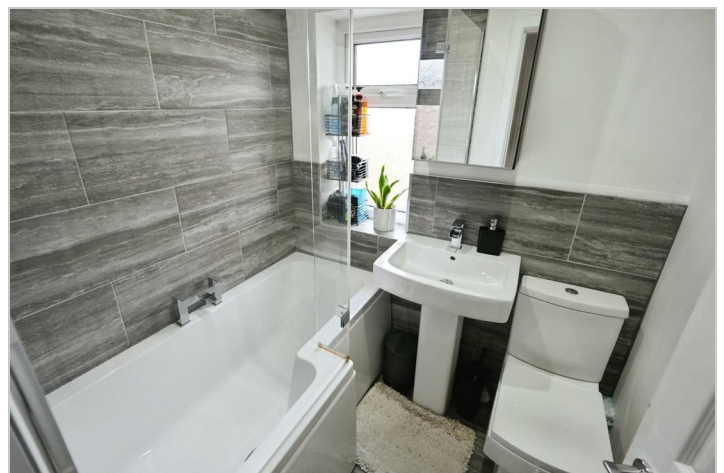
Located on the charming Mullacre Road in Manchester, this modern house presents an excellent opportunity for families seeking a comfortable and stylish home. With three well-proportioned bedrooms, this property offers ample space for both relaxation and privacy. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm atmosphere for entertaining or simply unwinding after a long day.

The house features a contemporary design that caters to modern living, ensuring that every corner is both functional and aesthetically pleasing. The single bathroom is thoughtfully designed, providing convenience for the household.

To the rear of the property there is the large paved garden, which offers a fantastic outdoor space for children to play, family barbecues or just to sit out in the sun. This garden is a blank canvas, ready for your personal touch, whether you envision a vibrant flower bed or a serene seating area.

Located in a family-friendly neighbourhood, this home is perfectly positioned to take advantage of local amenities, schools, and parks, making it an ideal choice for those looking to settle in a welcoming community. Don't miss the chance to make this delightful home your own.

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



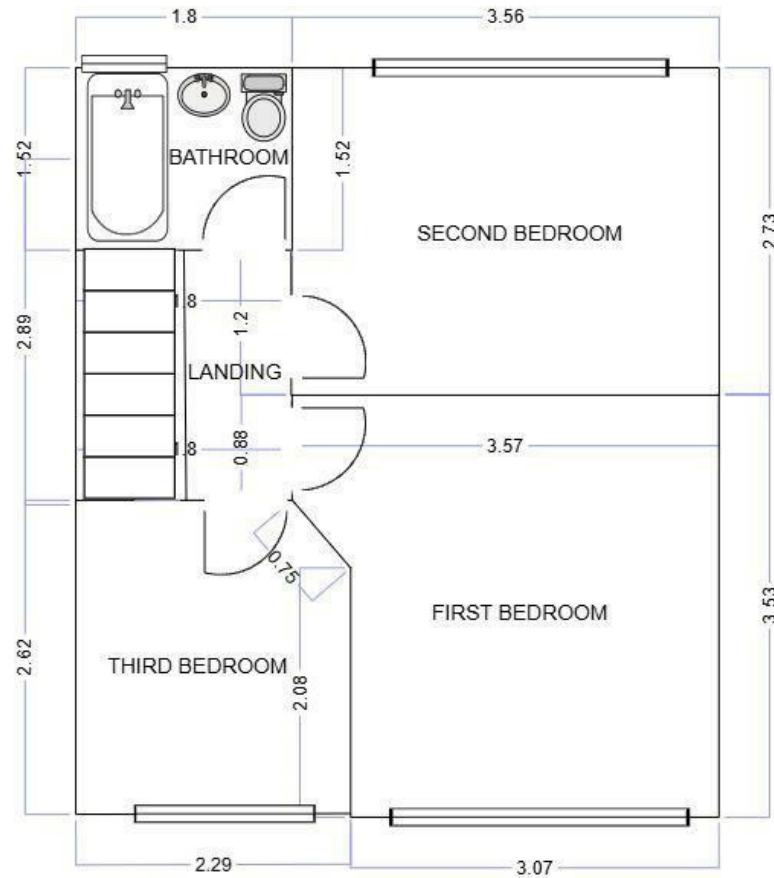
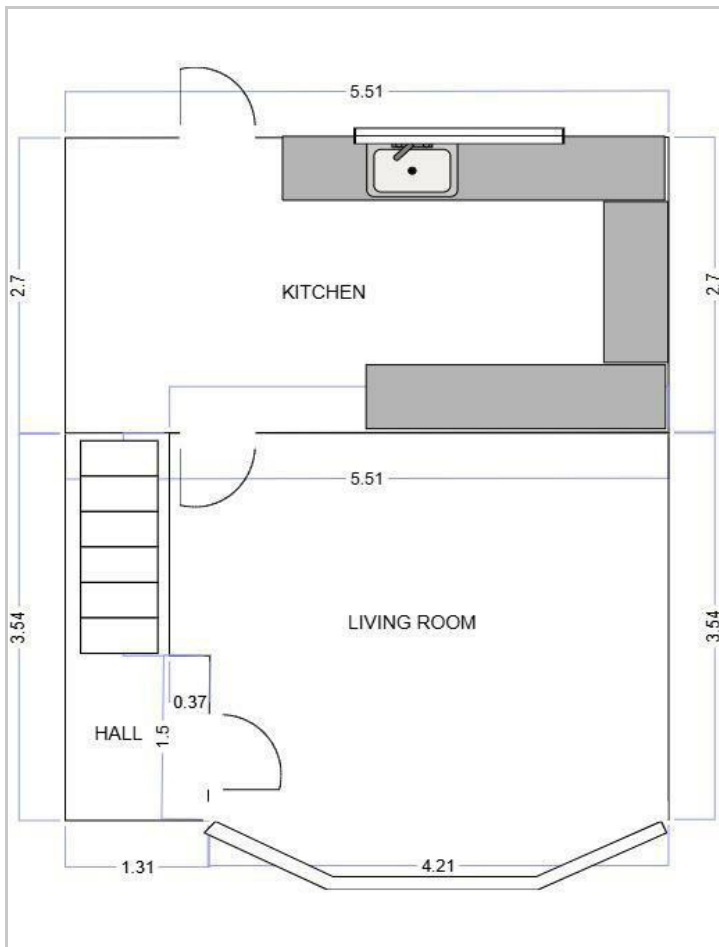
### Hybrid Map



### Terrain Map



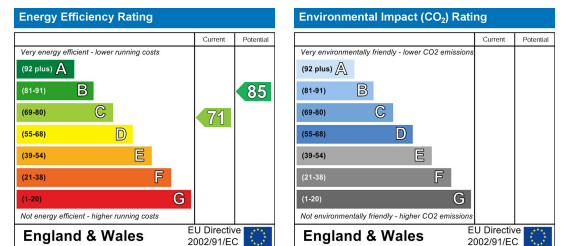
### Floor Plan



### 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.