

# HUNTERS®

HERE TO GET *you* THERE



## Mill LANE

9, Mill Lane, M22 4HJ

Offers In The Region Of £230,000



2



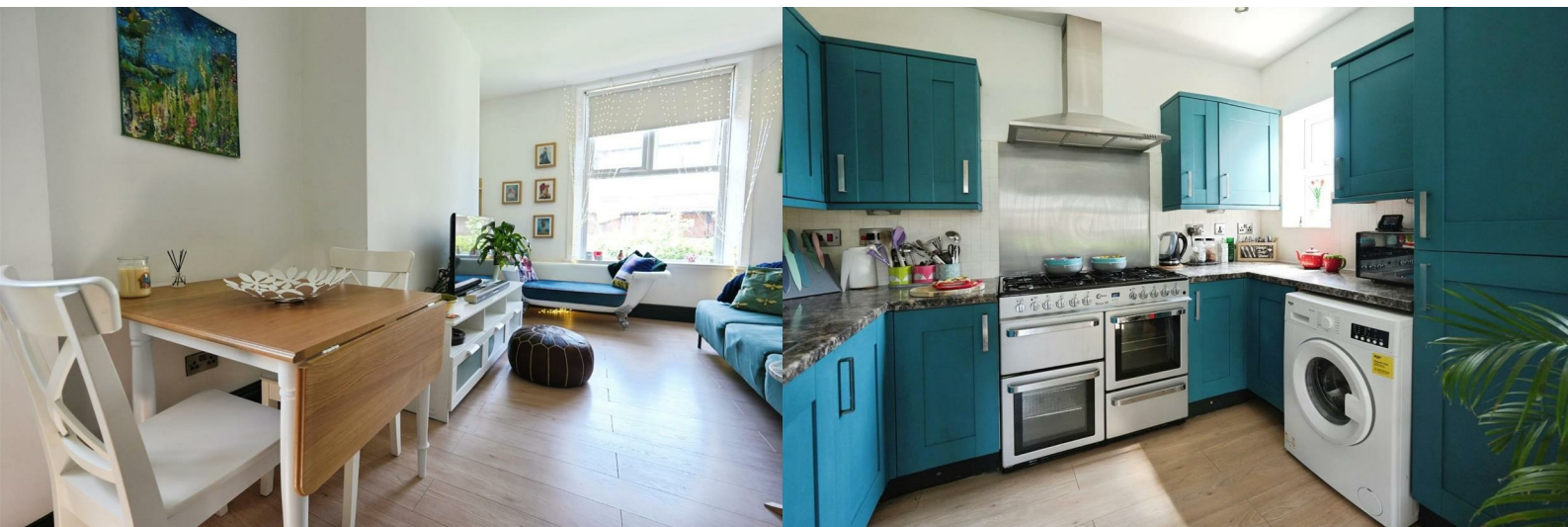
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1



Council Tax: A



# Flat 2 Mill LANE

9, Mill Lane, M22 4HJ

Offers In The Region Of £230,000



- STYLISH TWO BEDROOM DUPLEX
- OFF ROAD GATED PARKING & LARGE GARAGE FOR STORAGE
- AMAZING LOCATION IN THE HEART OF NORTHENDEN VILLAGE
- OVERLOOKING NORTHENDEN RIVERSIDE PARK
- GREAT ACCESS TO M56/M60 MOTORWAY
- 1 MILE WALK TO DIDSBURY
- 0.8 MILE WALK TO THE BEAUTIFUL WYTHENSHAW PARK
- SERVICE CHARGE £70 PER MONTH | 781 YEARS REMAINING
- COUNCIL TAX BAND A
- EPC - C

Welcome to this charming two double bedroom duplex apartment, ideally situated on Mill Lane, offering a delightful blend of modern living and convenience. Spanning an impressive 645 square feet, this stylish residence features a well-appointed reception room that provides a warm and inviting space for relaxation and entertainment.

The heart of the home is undoubtedly the contemporary kitchen, designed with both functionality and aesthetics in mind, making it perfect for culinary enthusiasts. The apartment boasts two spacious double bedrooms, ensuring ample room for rest and personal space. The bathroom is thoughtfully designed with a ne shower fitted less than 12 months old and a new boiler.

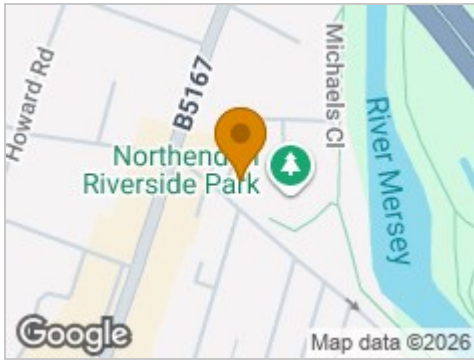
One of the standout features of this property is the parking provision, a rare find in such a desirable location. Nestled in Northenden, the apartment overlooks the picturesque Northenden Village Park, offering a serene view and a perfect spot for leisurely strolls or picnics.

The location is further enhanced by excellent access to motorway links, including the M56 and M60, making commuting to Manchester City Centre and Manchester Airport a breeze. Additionally, a variety of cafes, bars, restaurants, and local amenities are just a stone's throw away, ensuring that everything you need is within easy reach.

This apartment is not just a home; it is a lifestyle choice, combining comfort, style, and convenience in one of Northenden's most sought-after areas. Don't miss the opportunity to make this charming duplex your new home.



## Road Map



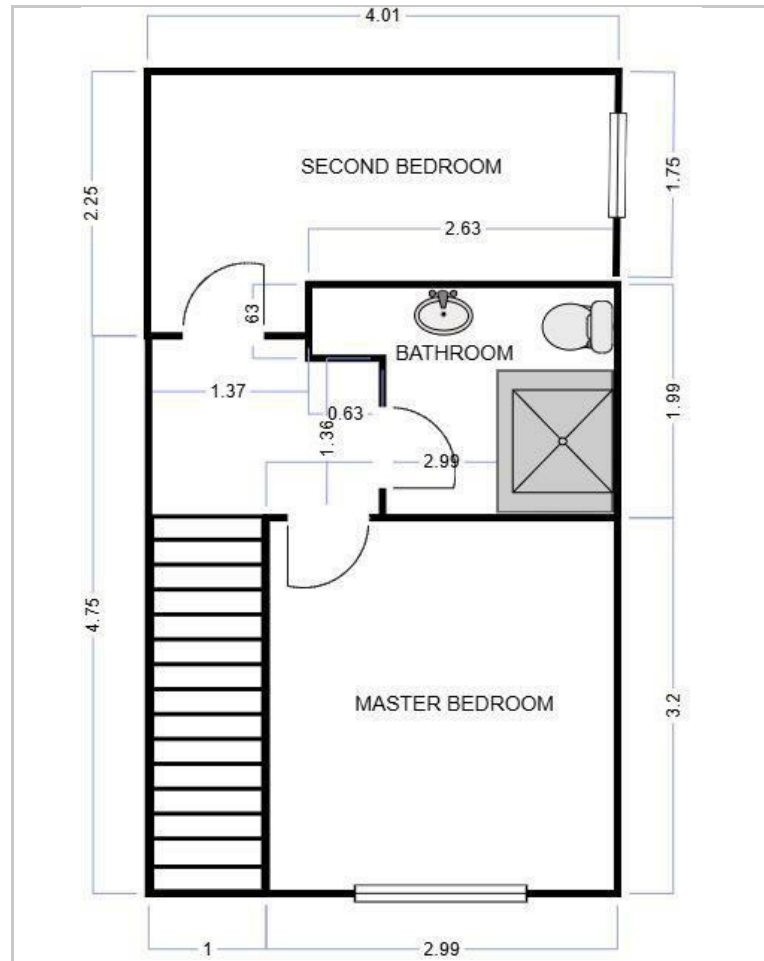
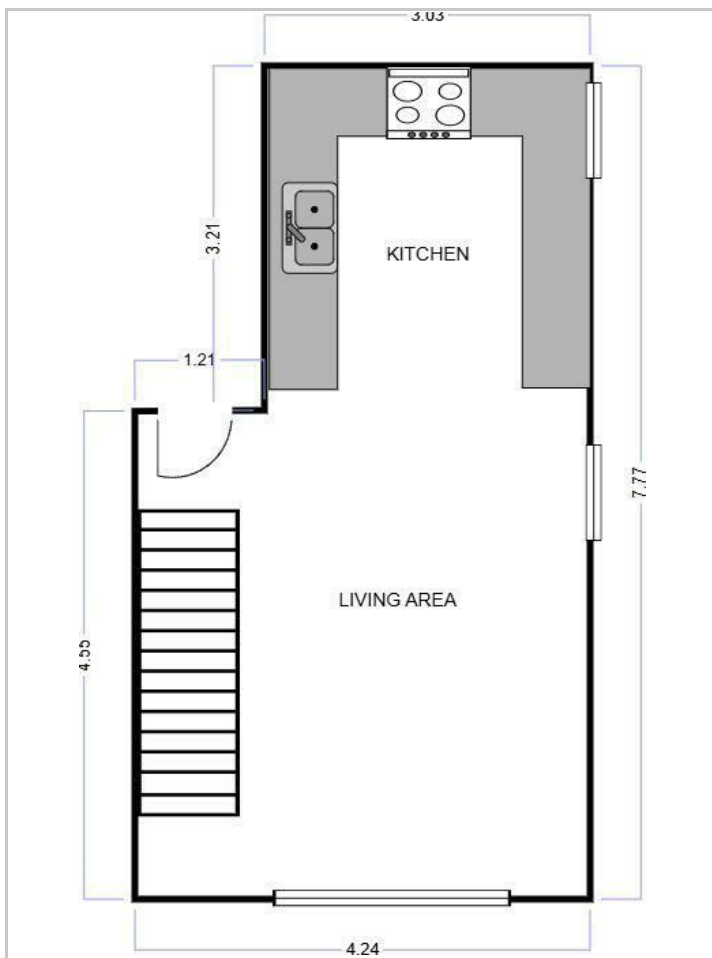
## Hybrid Map



## Terrain Map



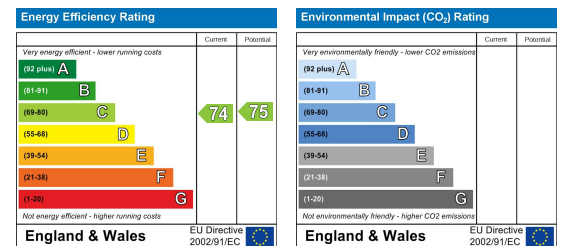
## Floor Plan



## 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.