

# HUNTERS®

HERE TO GET *you* THERE



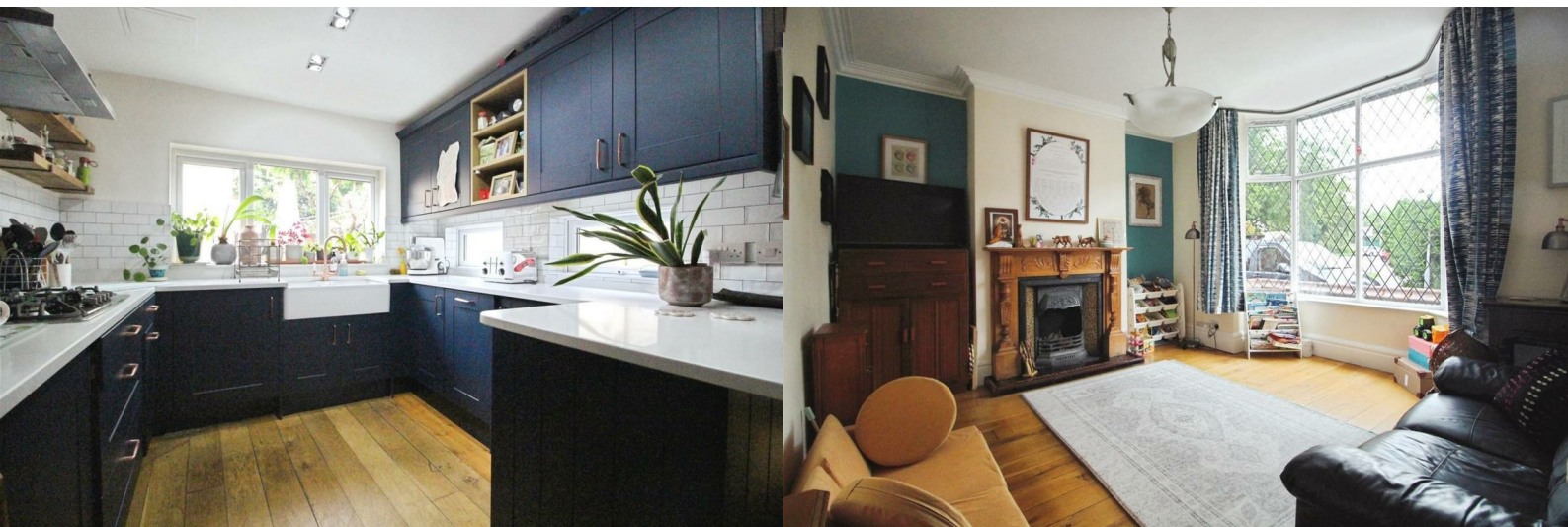
Allanson Road

Manchester, M22 4HL

Asking Price £365,000



Council Tax: B



# 2 Allanson Road

Manchester, M22 4HL

Asking Price £365,000



- CHARACTER PROPERTY
- LARGE OPEN PLAN KITCHEN DINING SPACE
- FACING NORTHENDEN RIVERSIDE PARK
- 0.2 MILES TO LOCAL SHOPS, BARS & RESTAURANTS
- 1.3 MILES TO WYTHENSHAW PARK
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE & MANCHESTER AIRPORT
- CLOSE ACCESS TO M56/M60 MOTORWAY
- COUNCIL TAX BAND B
- LEASEHOLD 852 YEARS REMAINING
- EPC - C

Nestled in the charming Northenden village, this delightful three-bedroom Edwardian house offers a perfect blend of comfort, convenience and character. In line with the time period it was built the property welcomes you into a high ceiling hallway and spacious reception room, a beautiful bay window brightens up the living room space and hosts a character filled fireplace.

The heart of the home is undoubtedly the beautiful open-plan kitchen and dining area, which provides a modern space for family gatherings and culinary adventures. Natural light floods the area, creating a bright and airy environment that enhances the overall appeal of the home.

The property boasts a well-appointed bathroom consisting of both a walk-in shower and bath, (a rarity in houses in the area,) and three generously sized bedrooms, making it suitable for families or those seeking extra space. Additionally, the separate detached outbuilding presents a unique opportunity; it could easily serve as an annexe, home office, or studio, complete with water mains for added convenience.

Situated directly opposite Northenden Riverside Park, perfect for walks and children to play with the benefits of outdoor leisure activities right on your doorstep. The vibrant local community is enriched with an array of shops, bars, and restaurants and amenities ensuring that all your daily needs are met within a short stroll.

For those who require easy access to major transport links, the M56 and M60 motorways are conveniently close, making commuting a breeze. This property is not just a house; it is a wonderful home in a sought-after location, perfect for anyone looking to embrace the Northenden lifestyle.

Tel: 0161 945 9000

## GROUND FLOOR

### HALLWAY

#### Living Room

14'3 x 13'9 (4.34m x 4.19m)

#### Dining Room

18' x 11'9 (5.49m x 3.58m)

#### Kitchen

9' x 8'5 (2.74m x 2.57m)

## GROUND FLOOR (COACH HOUSE)

19'7 x 7'11 (5.97m x 2.41m)

#### Coach House W.C

5'10 x 4'1 (1.78m x 1.24m)

## FIRST FLOOR

#### Bedroom

13'2 x 11'5 (4.01m x 3.48m)

#### Bedroom

13'2 x 11'8 (4.01m x 3.56m)

#### Bedroom

8'3 x 8'3 (2.51m x 2.51m)

#### Bathroom

9'2 x 7'9 (2.79m x 2.36m)

## COACH HOUSE FIRST FLOOR

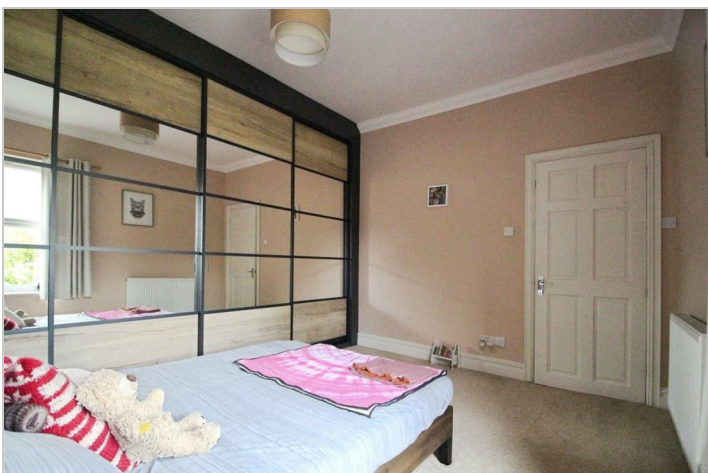
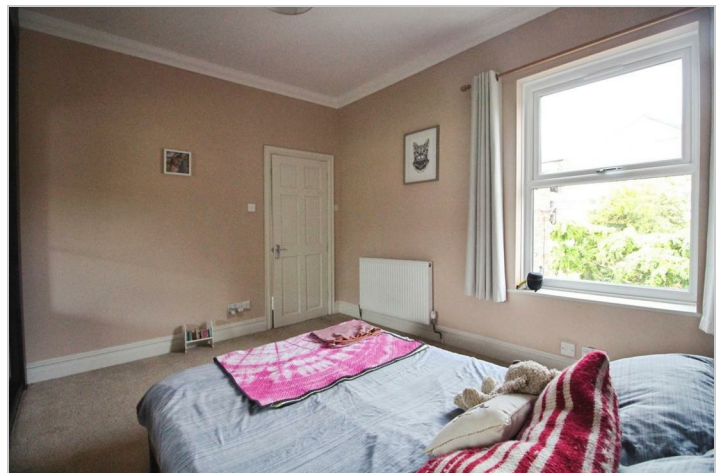
19,7 x 7'11 (5.79m,2.13m x 2.41m)

## EXTERIOR

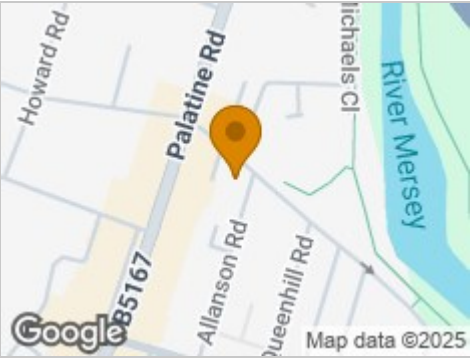
To the front is a private enclosed terrace garden and to the rear a courtyard style garden allowing access to the Coach House.

## 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



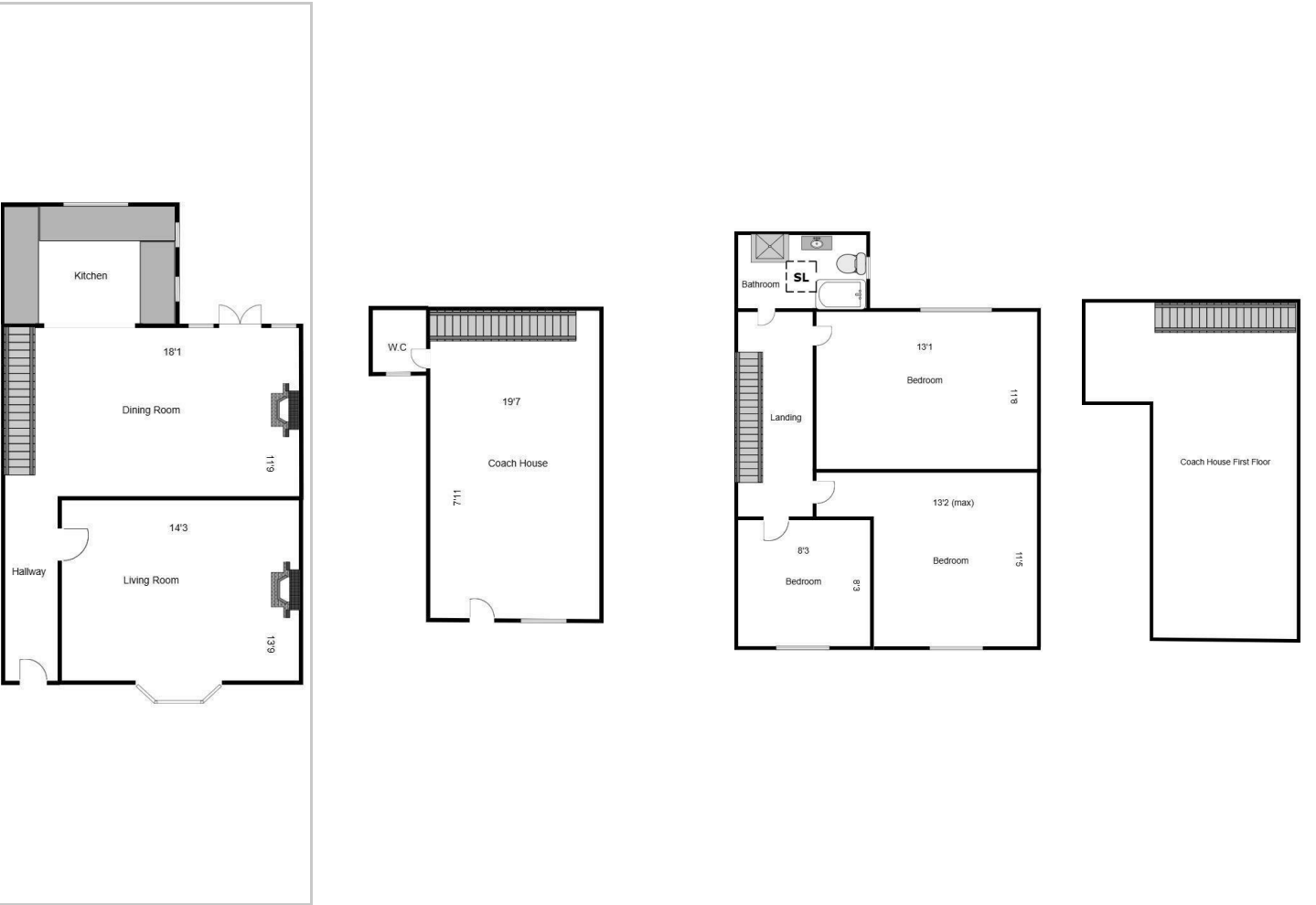
Hybrid Map



Terrain Map



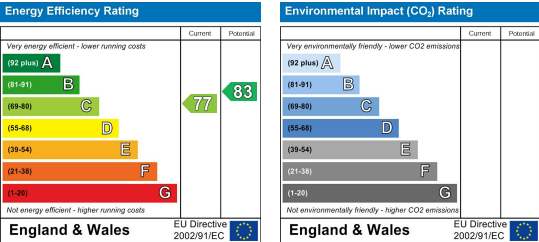
Floor Plan



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.