

HUNTERS®

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Nethercote Avenue

Manchester, M23 1LL

Offers In The Region Of £280,000



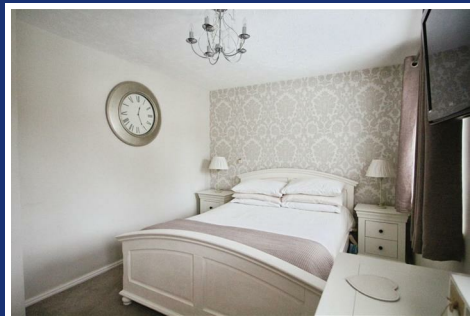
Council Tax: B



31 Nethercote Avenue

Manchester, M23 1LL

Offers In The Region Of £280,000



- OFF ROAD PARKING SUITABLE FOR TWO CARS
- BEAUTIFUL GARDEN
- QUIET CUL-DE-SAC
- 0.9 MILE TO BAUGLEY PARK
- 1.3 MILE TO WYTHENSHAW HOSPITAL
- INTEGRATED KITCHEN APPLIANCES
- 1.0 MILE WALK TO WYTHENSHAW PARK
- COUNCIL TAX BAND B
- EPC HIGH D

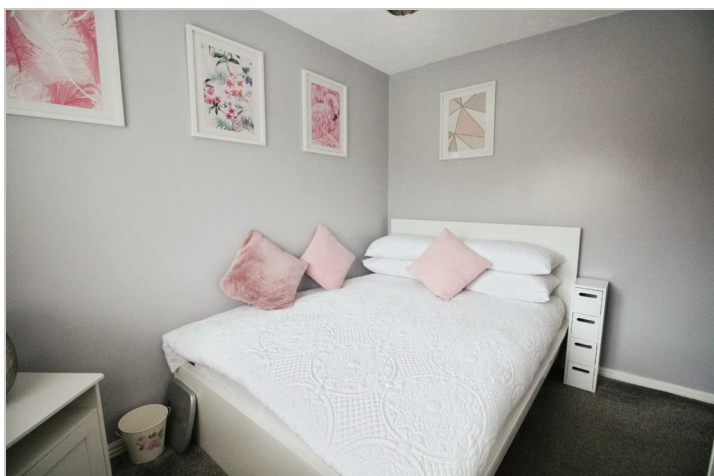
Nestled on the charming Nethercote Avenue in Manchester, this delightful house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts off-road parking suitable for two cars, ensuring convenience for you and your guests.

As you step inside, you will find a key turn house, meaning you can move straight in without the hassle of renovations or repairs. The interior is designed to provide a warm and welcoming atmosphere, perfect for creating lasting memories.

One of the standout features of this property is the beautiful garden, which offers a serene outdoor space for relaxation and enjoyment. Whether you wish to cultivate your green thumb or simply unwind in the fresh air, this garden is sure to impress.

Additionally, the house is conveniently located close to Wythenshawe Hospital, making it an ideal choice for those who work in the healthcare sector or require easy access to medical facilities.

In summary, this property on Nethercote Avenue is a perfect blend of comfort, convenience, and charm, making it an ideal choice for first-time buyers looking to establish their roots in a welcoming community. Don't miss the chance to make this lovely house your new home.



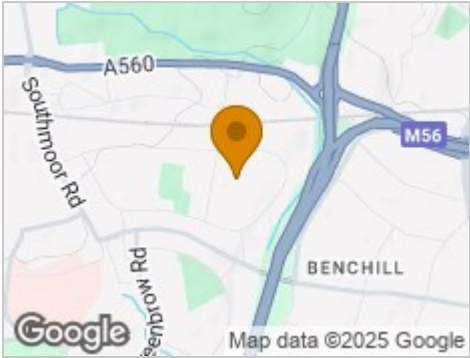
Road Map



Hybrid Map



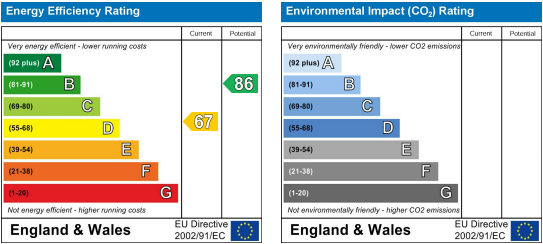
Terrain Map



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.