

# HUNTERS®

HERE TO GET *you* THERE



## Bronington Close

Manchester, M22 4YG

Offers Over £210,000



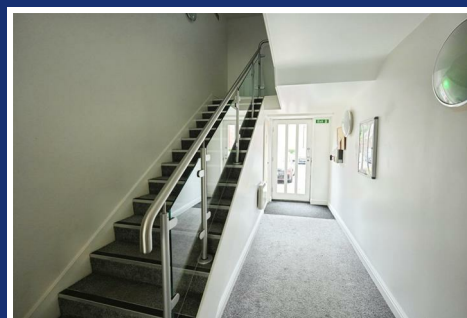
Council Tax: C



# Styal House 50A Bronington Close

Manchester, M22 4YG

Offers Over £210,000



- SECURED GATED PARKING
- NEWLY DECORATED
- INTEGRATED KITCHEN APPLIANCES
- EN SUITE
- OVERLOOKING GARDENS
- SITUATED NEXT TO ROSE HILL WOODS
- 0.8 MILE TO NORTHENDEN VILLAGE AND 2.4 MILES TO WEST DIDSBURY
- EASY ACCESS TO M56/M60
- COUNCIL TAX BAND - C
- EPC - TBC

## ADDITIONAL INFORMATION

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.

Tel: 0161 945 9000



Welcome to this charming ground floor apartment, Styal house, situated in the peaceful grounds of the grade II listed building of Rose Hill. Spanning an impressive 840 square feet, this modern and elegant residence was built in 2003 and offers a perfect blend of comfort and convenience.

The apartment boasts a spacious living area with dual aspect windows which creates a light and airy feel. featuring two well-proportioned bedrooms, including a master bedroom complete with an ensuite bathroom, ensuring privacy and comfort for its occupants. The second bathroom is thoughtfully designed, catering to both guests and residents alike.

The kitchen is equipped with integrated appliances including fridge, freezer and dishwasher. The open layout allows for a seamless flow between the living and dining areas, enhancing the overall sense of space.

One of the standout features of this property is the secure gated parking, providing peace of mind for residents with vehicles. The location is ideal, offering easy access to local amenities and transport links, making it a perfect choice for those seeking a vibrant urban lifestyle.

This apartment is not just a home; it is a sanctuary that combines modern living with practicality. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the opportunity to make this delightful apartment your own.



Road Map



Hybrid Map



Terrain Map



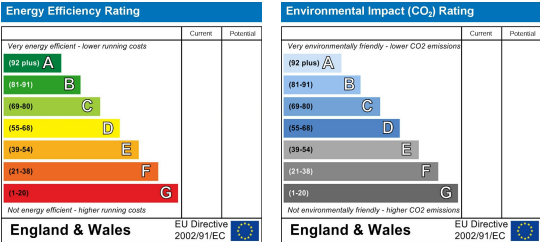
Floor Plan



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.