

HUNTERS[®]

HERE TO GET *you* THERE



Grosvenor Gardens

Manchester, M22 4XA

Asking Price £475,000



Council Tax: D



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- FREEHOLD
- 4 BED DETACHED
- GARGAE & OFF ROAD PARKING
- ADDED LARGE CONSERVATORY
- CLOSE ACCESS TO m56/M60 MOTORWAY LINKS
- 0.4 MILE TO GATLEY CHEADLE
- 0.59 MILE to GATLEY PRIMARY SCHOOL & 0.54 MILE CROSSACRES PRIMARY SCHOOL
- 1.4 MILE TO WYTHENSHAW HOSPITAL
- EPC C
- COUNCIL TAX D

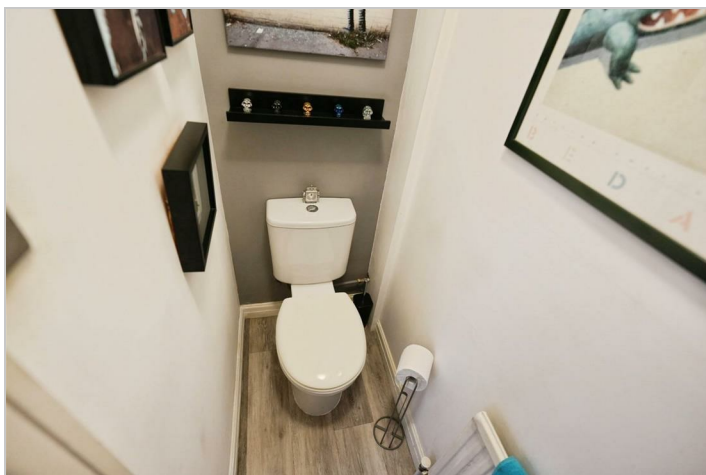
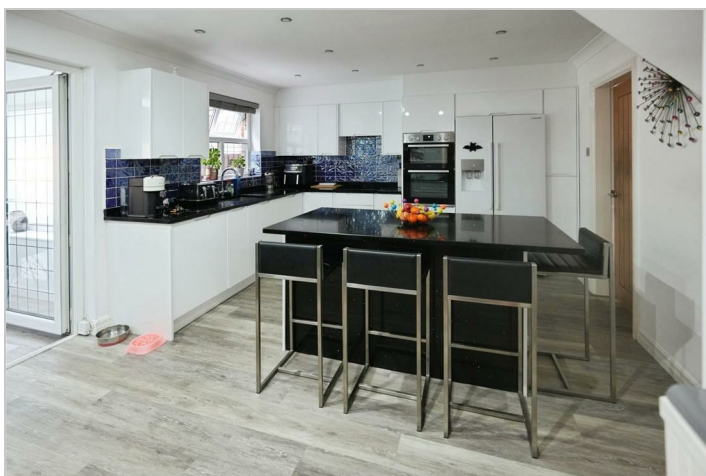
Tucked away in the desirable area of Grosvenor Gardens, Manchester, this charming property offers a perfect blend of comfort and convenience. With ample off-road parking and a garage, you will find it easy to accommodate your vehicles and enjoy the peace of mind that comes with secure parking.

The highlight of this home is the impressive large conservatory, which serves as a spacious second reception room and dining area. This versatile space is perfect for entertaining guests or simply enjoying family meals while basking in natural light. The property also features a convenient downstairs w/c, and utility room adding to the practicality of the layout.

Inside, you will discover three generously sized double bedrooms, providing ample space for relaxation and rest. Additionally, there is a single bedroom, which could serve as a guest room, study, or playroom, depending on your needs.

The location is particularly advantageous, being in close proximity to both Gatley and Wythenshawe Hospital, making it ideal for those who work in the healthcare sector or require easy access to medical facilities.

This property presents an excellent opportunity for families or professionals seeking a comfortable home in a well-connected area. With its spacious living areas and convenient amenities, it is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this delightful property your own.



Road Map



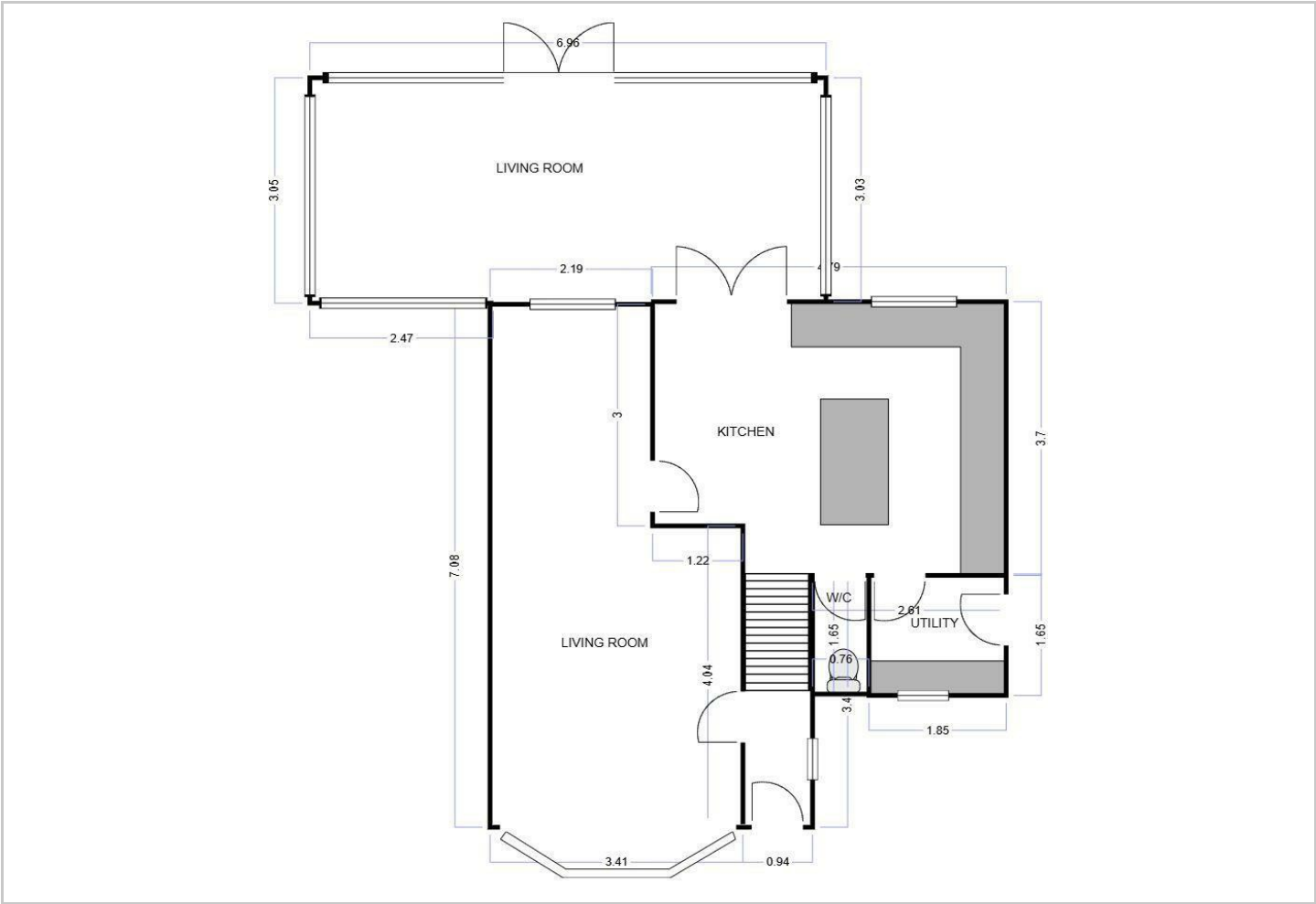
Hybrid Map



Terrain Map



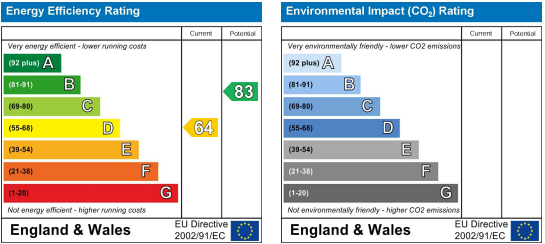
Floor Plan



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.