

# HUNTERS®

HERE TO GET *you* THERE



## Welshpool Close

Northern Moor, M23 0EH

Offers In The Region Of £285,000



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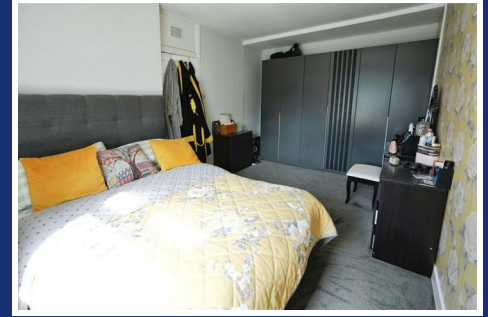
Council Tax: B



# 16 Welshpool Close

Northern Moor, M23 0EH

Offers In The Region Of £285,000



- 3 BEDROOM PROPERTY
- MODERN KITCHEN & BATHROOM
- PRIVATE GARAGE INCLUDED
- OFF ROAD PARKING
- LOVELY GARDEN
- EXCELLENT ACCESS TO M56/M60 MOTORWAY
- PERFECT FOR FIRST - TIME BUYERS AND BEYOND
- DOWNSTAIRS W/C
- COUNCIL TAX BAND - B
- ENERGY PERFORMANCE RATING - D

Welcome to this charming house located on Welshpool Close in the peaceful area of Northern Moor. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families seeking a serene living environment.

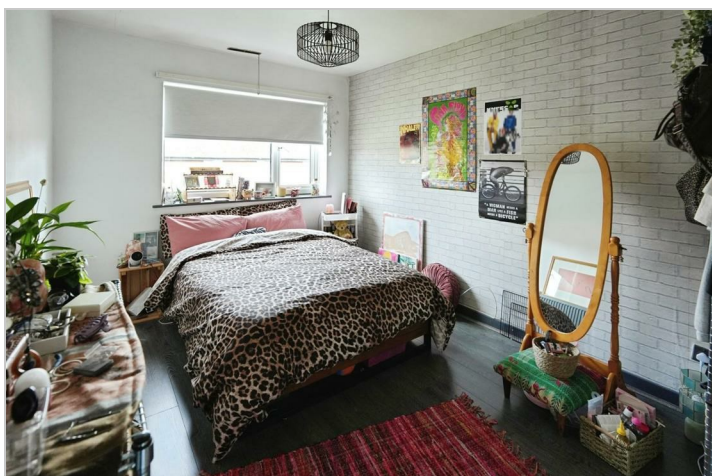
As you enter, you will be greeted by a spacious open living dining area, which provides a warm and inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, creating a welcoming environment for family gatherings or quiet evenings at home.

The property features a tranquil garden, a perfect retreat for those who appreciate outdoor space with a beautiful decking area perfect for seating, whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden offers a delightful setting to unwind and enjoy nature.

Additionally, the house includes a convenient downstairs w/c, enhancing the practicality of the living space. This feature is particularly beneficial for guests and adds to the overall functionality of the home.

Off-road parking is another advantage of this property, providing you with the peace of mind that your vehicle is secure and easily accessible. There is also the benefit of the garage which is a great use for storage.

In summary, this house on Welshpool Close is a wonderful opportunity for anyone looking to settle in a quiet and friendly neighbourhood. With its open living space, tranquil garden, and practical amenities, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home.



## Road Map



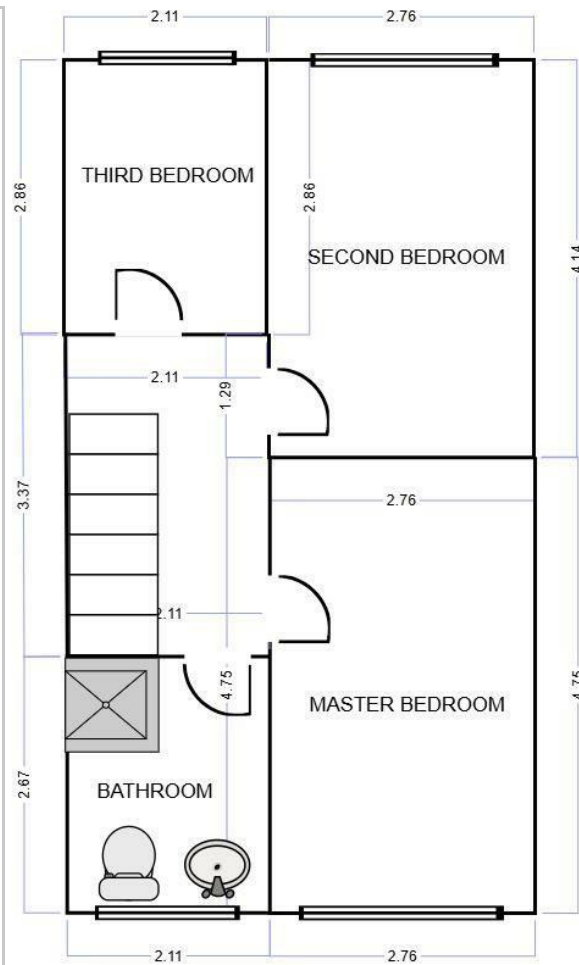
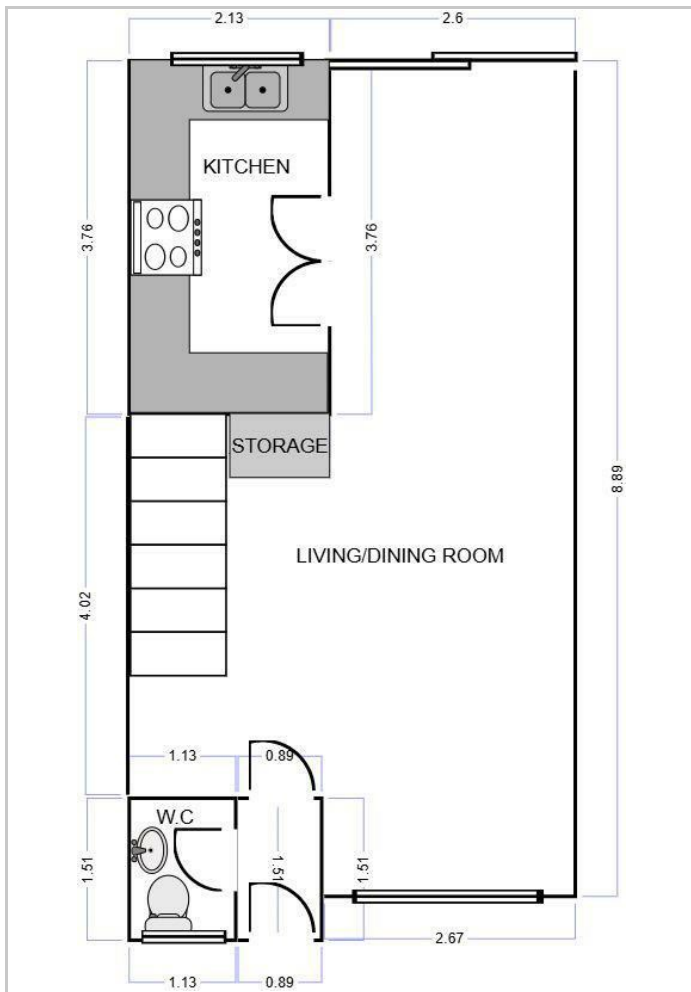
## Hybrid Map



## Terrain Map



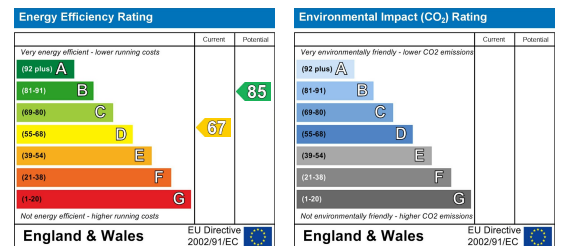
## Floor Plan



## 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.