

# HUNTERS<sup>®</sup>

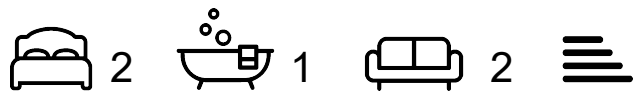
HERE TO GET *you* THERE



## Allanson Road

Manchester, M22 4NU

Offers In The Region Of £275,000



Council Tax:



# 39 Allanson Road

Manchester, M22 4NU

## Offers In The Region Of £275,000



- FREEHOLD
- NEWLY RENOVATED
- AMAZING VILLAGE LOCATION 0.2 MILES TO LOCAL SHOPS, BARS & RESTAURANTS
- OPEN PLAN KITCHEN DINING AREA
- HARDWIRED WI-FI FOR A STABLE CONNECTION
- UTILITY ROOM
- 1.3 MILES TO WYTHENSHAW PARK
- CLOSE TO M60/M56
- COUNCIL TAX BAND - B
- EPC - C

### 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

Located on Allanson Road in the vibrant Northenden Village, this charming two-bedroom terrace house offers a delightful blend of modern living and traditional character. Recently refurbished, the property boasts a fresh and inviting atmosphere, making it an ideal home for individuals or small families seeking comfort and convenience.

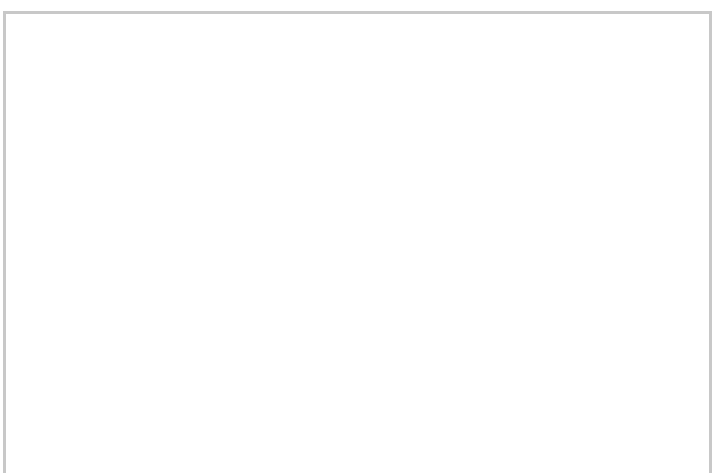
Upon entering, you are greeted by a spacious reception room, the newly updated interiors feature tasteful decor and contemporary finishes, ensuring a warm and welcoming environment. The additional utility room adds practicality to daily living, offering extra storage and laundry facilities.

The home boasts automatic hallway sensor lighting which enhances safety and convenience, in addition the kitchen includes under-cupboard lighting, perfectly illuminating the culinary space and adding a touch of modern elegance.

The Wifi is hardwired to the living room, kitchen and bedrooms providing a more stable connection handy for occupants that work from home.

The two well-proportioned bedrooms are perfect for restful nights, while the bathroom is designed with modern fixtures to cater to your needs. Outside, the paved garden presents a low-maintenance outdoor space, ideal for enjoying the fresh air or hosting gatherings with friends and family.

This modest yet stylish home is perfectly situated to take advantage of Manchester's rich cultural scene, excellent transport links, and local amenities. Whether you are a first-time buyer or looking to downsize, this property is a wonderful opportunity to embrace city living in a comfortable and inviting setting. Don't miss the chance to make this lovely house your new home.



Road Map



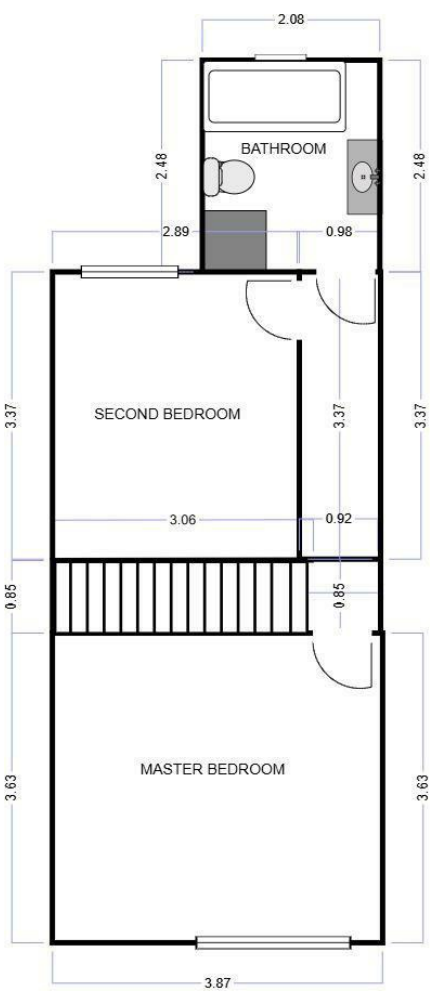
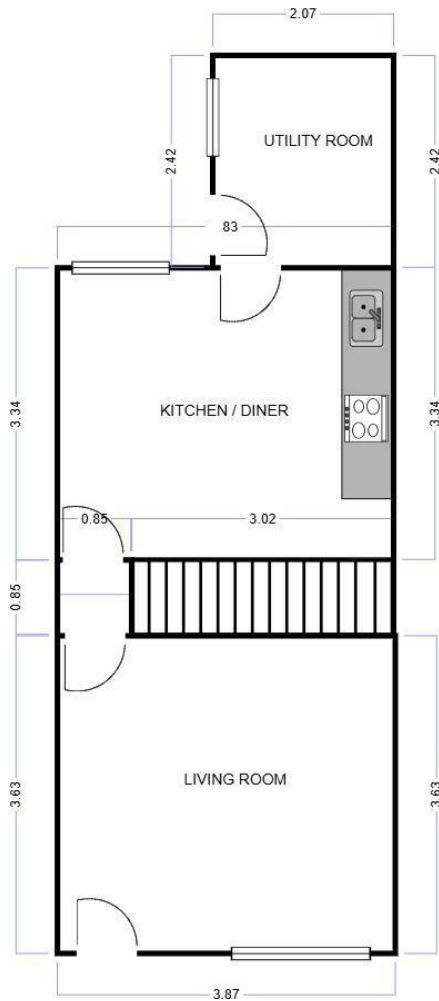
Hybrid Map



Terrain Map



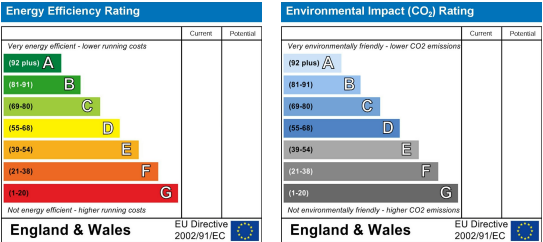
Floor Plan



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.