

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gresty Avenue

Manchester, M22 5JP

Offers In The Region Of £525,000



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2



2



B

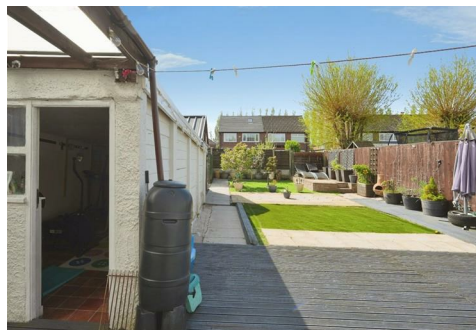
Council Tax: C



# 58 Gresty Avenue

Manchester, M22 5JP

Offers In The Region Of £525,000



- 4 / 5 BEDROOM PROPERTY
- GAS CENTRAL HEATED
- CAVITY WALL INSTALLATION
- DOUBLE GLAZED WINDOWS AND DOORS
- SOLAR PANELS
- COVERED GARDEN AREA - HOT TUB HOUSE
- CONVERTED BACK GARAGE WITH NEW ROOF
- BEAUTIFUL KEPT GARDEN
- COUNCIL TAX - C
- EPC - B

Tel: 0161 945 9000

Well, presented 4/5-bedroom house with large back garden and multiple car driveway.

This delightful house offers a perfect blend of lifestyles, with scope to extend for larger family units. This is ideal for families and professional couples, with its ample room proportions this property is equally suited for modern day living and entertainment.

This accommodation comprises of enclosed front porch – entrance hall with downstairs W/C and cloak room. Well-proportioned through dining room and living room that opens with patio doors onto a covered open outdoor seating area ideal for entertaining.

The property consists of a large fully fitted Modern kitchen and breakfast bar with integrated appliances. With access from the kitchen there is a professionally converted Integral garage currently being used as an office and storage space originally created as downstairs bedroom.

Upstairs there are 4 double size bedrooms, 2 x fully fitted with a full range of wardrobes and cabinets. The master bedroom has generous proportions and an integral en-suite shower and wash area. There is a modern family bathroom comprising of large roll top bath, walk in shower, toilet and sink. The landing has access to a partly boarded attic for large storage area and is fully insulated.

Additionally, the master bathroom boast underfloor heating, which offers a unique blend of comfort and efficiency for the homeowners, unlike traditional radiators, it warms the room from ground up providing consistent and cosy temperature throughout.

Outside the garden is fully enclosed on all sides offering privacy and safety and comprises of a further single converted garage with mains supply and insulation, currently used as a gym, previously used as music room and playroom. There are also large patio area and newly laid artificial grass. The garden building house a storage shed and bespoke Hot-Tub enclosure with several decking and entertainment areas.

Fabulous location local to Heald Green Village for shops and train station 10-minute walk – Bus route and tram station 5-minute walk and 2.8 mile from Manchester Airport and 1.5 miles for Motorways – M56 & M60 -3 miles from Wythenshawe hospital.

Many schools and colleges state and private in the area.



## Road Map



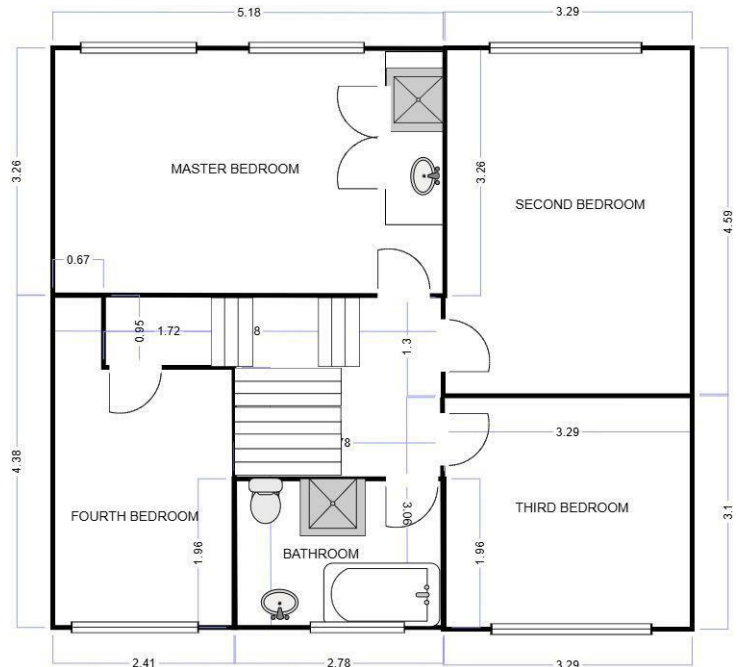
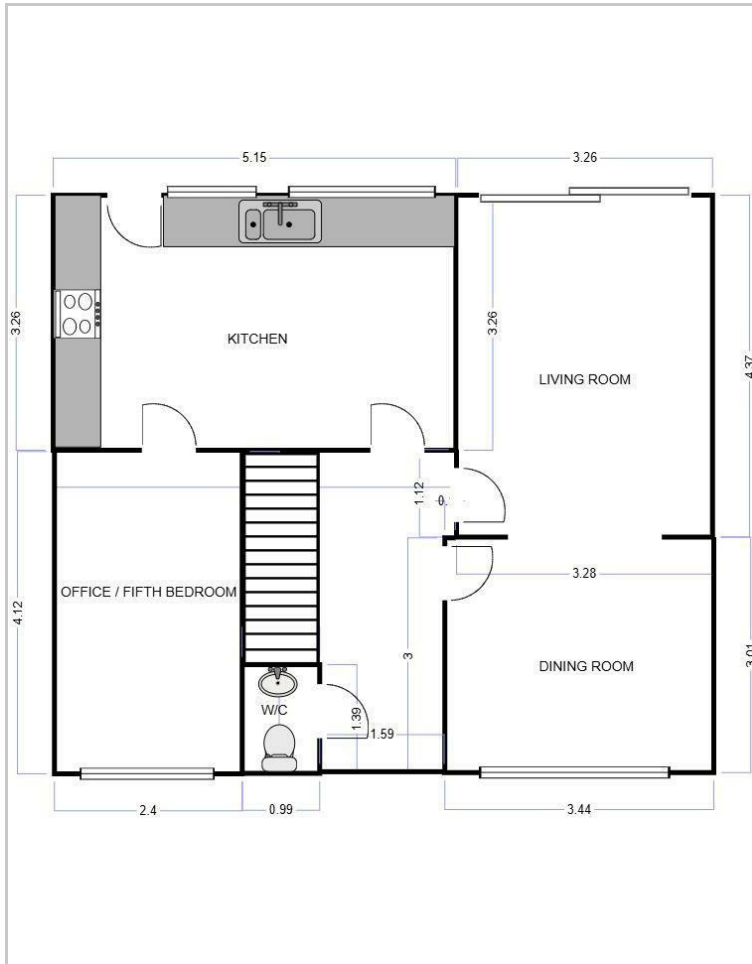
## Hybrid Map



## Terrain Map



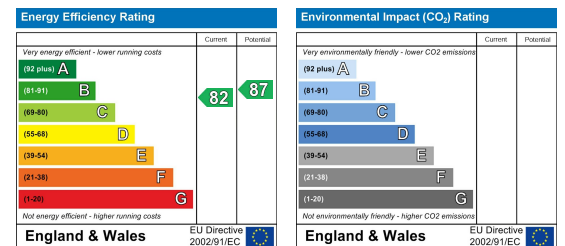
## Floor Plan



## 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.