

HUNTERS[®]

HERE TO GET *you* THERE



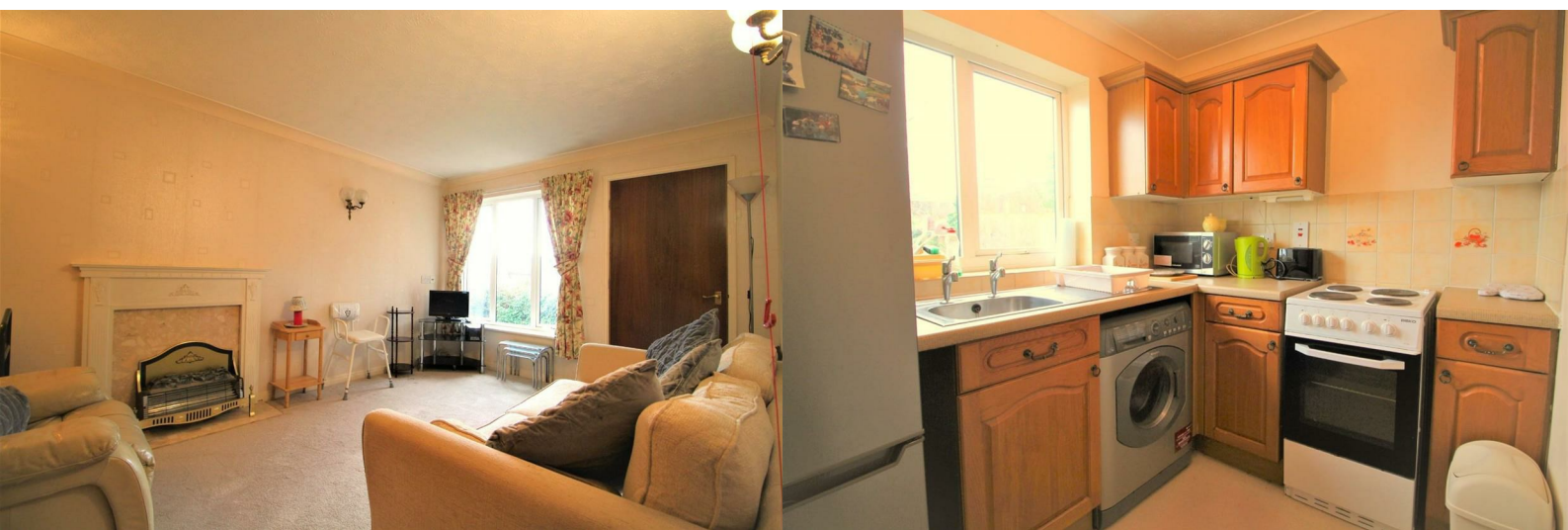
Redwood House

Church Road, Manchester, M22 4NT

Asking Price £50,000



Council Tax: A



Flat 23 Redwood House

Church Road, Manchester, M22 4NT

Asking Price £50,000



- OVER 60'S
- IN THE HEART OF NORTHENDEN VILLAGE
- ALLOCATED CAR PARK
- 24 HOUR MONITORED PERSONAL SAFETY
- COUNCIL TAX BAND: A
- EPC: C
- LOCAL BARS, RESTAURANTS & AMENITIES ON YOUR DOORSTEP
- GROUND RENT - £162 P/A
- LEASEHOLD - 90 YEARS REMAINING

Welcome to Redwood House, a charming flat located on Church Road in the heart of Northenden village, Manchester. This delightful one-bedroom property is exclusively available for those over 60, making it an ideal choice for individuals seeking a peaceful and friendly community.

As you enter the flat, you will find a hallway that leads to a well-appointed reception room that offers a warm and inviting space for relaxation and socialising with a dining area. The bedroom is spacious and comfortable, providing a serene retreat at the end of the day.

One of the standout features of this flat is its prime location. With local bars, restaurants, and various amenities just a stone's throw away, you will have everything you need right on your doorstep. Whether you fancy a leisurely stroll to a nearby café or a night out with friends, Northenden village has much to offer.

Additionally, parking is included with the property, providing you with the convenience of having your own space for your vehicle. The complex fosters a lovely community atmosphere, allowing residents to connect and enjoy a sense of belonging.

Redwood House presents a wonderful opportunity for those looking to embrace a vibrant lifestyle in a supportive environment. Do not miss the chance to make this delightful flat your new home.

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

BATHROOM

With bath, low level w/c, pedestal style sink and shower.

KITCHEN

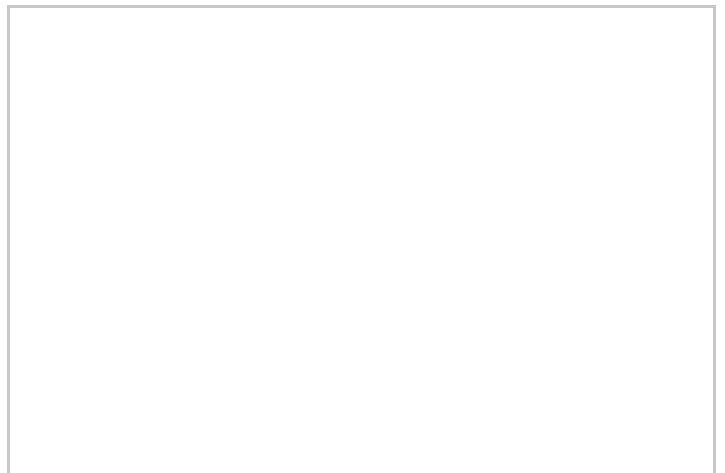
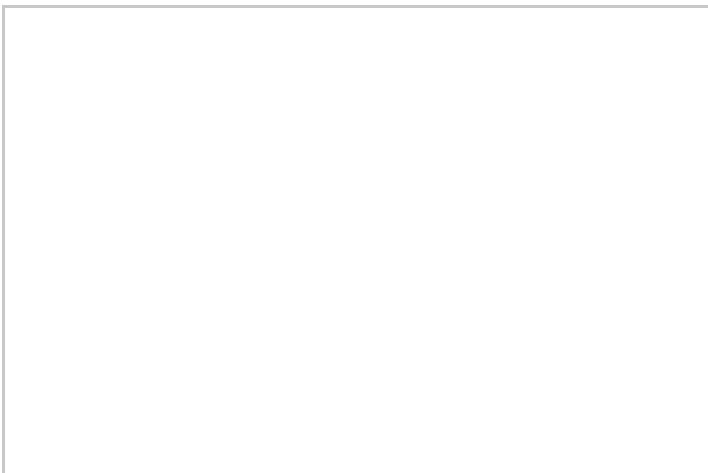
Kitchen with eye and base level units, double glazed uPVC window, roll top counter top, washing machine and stainless steel sink with mixer tap.

LIVINGROOM

Spacious living room, fully carpeted, double glazed uPVC window and dining area

BEDROOM

Fully carpeted double bedroom with uPVC double glazed window.



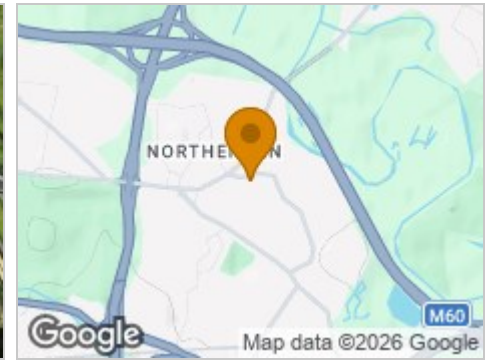
Road Map



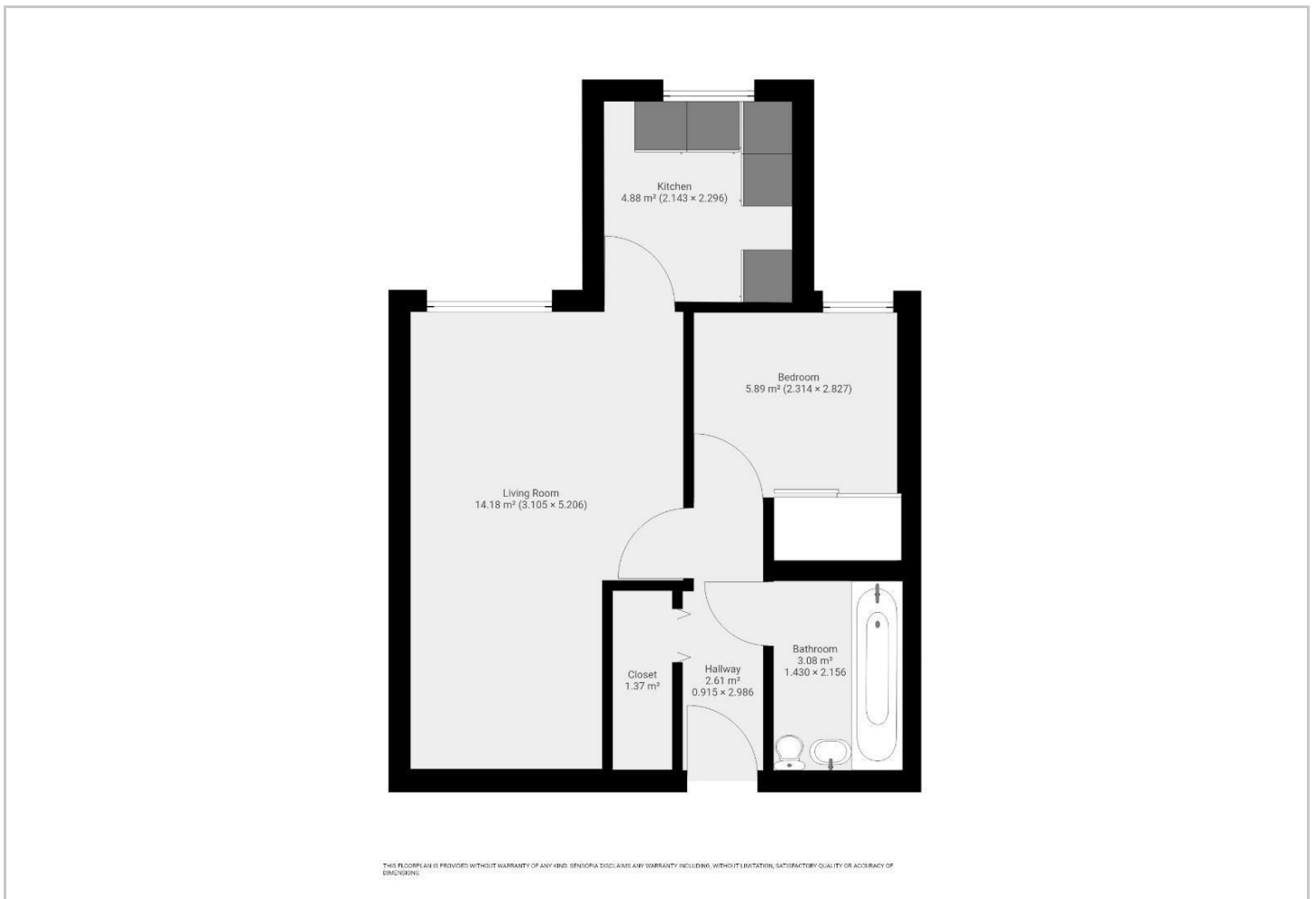
Hybrid Map



Terrain Map



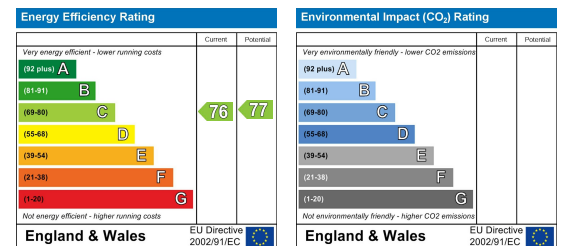
Floor Plan



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.