

# HUNTERS®

HERE TO GET *you* THERE



**Musgrave Road**  
Manchester, M22 9SX

Guide Price £264,500



Council Tax: A



# 33 Musgrave Road

Manchester, M22 9SX

Guide Price £264,500



- NO CHAIN
- FREEHOLD
- OFF ROAD PARKING SUITABLE FOR MULTIPLE CARS
- 0.3 FROM NEAREST METROLINK STOP
- WITHIN 0.4 MILES OF GREAT LOCAL AMMENITIES
- 1.9 MILES TO WYTHENSHAWE HOSPITAL
- EPC C
- GREAT TRANSPORT LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT
- QUICK COMMUTE TO MANCHESTER AIRPORT
- CLOSE ACCESS TO M56/M60 MOTORWAY

NO CHAIN  
FREEHOLD  
OFF-ROAD PARKING

Available now a beautifully renovated family home. with off -road parking suitable for two cars. The house consists of a spacious living area with a lovely light and bright feel that leads into the kitchen dining area. Freshly decorated with brand new kichen units,tops and boiler installed and a downstairs W/C. Upstairs the property holds three bedrooms and a family bathroom. To the rear the house holds a large garden ideal for children to play.

Situated within 0.3 miles of local Metrolink, offering easy access to M56/M6-, a quick commute to Manchester International airport and Wythenshawe Hospital, offering great transport links running between the city centre and Manchester International Airport and within 0.4 miles of great local amenities.

764SQFT APPPROX

VIEWING HIGHLY RECOMMENDED  
IDEAL FOR FIRST TIME BUYERS/ YOUNG FAMILY

Tel: 0161 945 9000

## GROUND FLOOR

### LIVING ROOM

Spacious living room with fully fitted grey carpets and double glazed uPVC bay window.

### KITCHEN

Good size kitchen/dining area with under the stairs cupboard storage. Freshly renovated kitchen with black tops and white kitchen units. Electric oven with gas hob and stainless steel cooker hood. Brand new boiler.

Double glazed UPVC windows. Access to the back garden through rear UPVC door.

## FIRST FLOOR

### MASTER BEDROOM

Spacious master bedroom with fitted carpets, gas central heated radiator and double uPVC windows over looking the front garden.

### SECOND BEDROOM

A further double bedroom with fully fitted carpets and double glazed uPVC window.

### THIRD BATHROOM

Third fully carpeted bedroom with uPVC double glazed windows. Ideal for office or nursery/children's room.

### BATHROOM

Freshly renovated family bathroom with W/C, pedestal style sink with understorage and bath with overhead shower. Grey modern part tiles on the wall and ceramic floor tiling.

### GARDEN

A spacious garden with both a pation and large lawn. Large storage shed ideal for bikes and gardening equipment. Large driveway with access to the garden.



## Road Map



## Hybrid Map



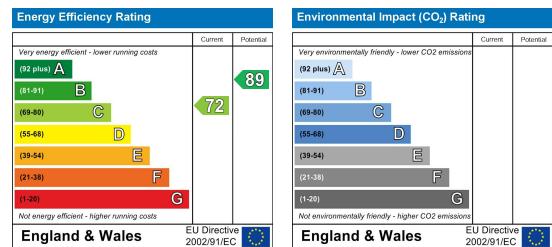
## Terrain Map



## 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.