

# HUNTERS®

HERE TO GET *you* THERE



Queenhill Road

Manchester, M22 4HW

Asking Price £210,000



Council Tax:



# 5 Queenhill Road

Manchester, M22 4HW

Asking Price £210,000



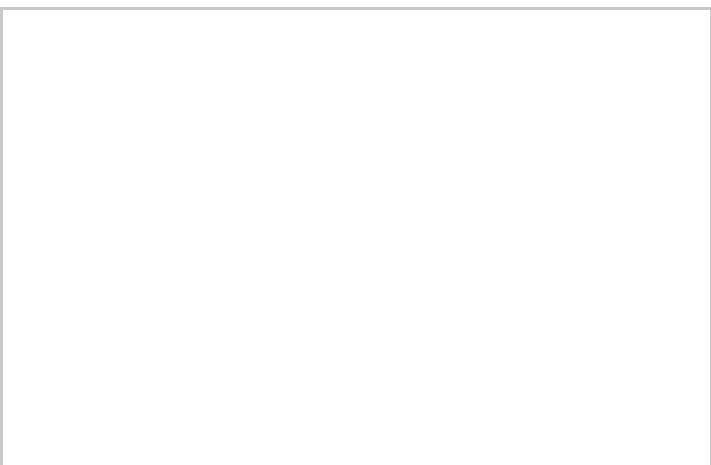
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS / BUY TO LET INVESTORS
- 0.2 MILES TO LOCAL SHOPS, BARS & RESTAURANTS
- ON STREET PARKING
- CLOSE TO M60/M56
- 1.3 MILES TO WYTHENSHAWE PARK
- GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE
- LONG LEASEHOLD
- COUNCIL TAX BAND - B

Located on the charming Queenhill Road in Northenden, although in need of some cosmetic modernisation, this delightful house presents an excellent opportunity for couples and first-time buyers alike. With two inviting reception rooms and two well-proportioned bedrooms which provide a comfortable retreat.

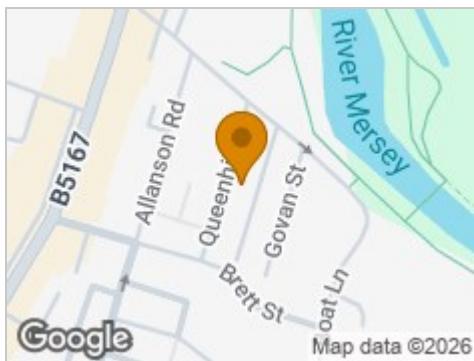
One of the standout features of this home is its proximity to the picturesque riverside park, located just at the end of the road. This serene green space is perfect for leisurely walks or enjoying a picnic on a sunny day. Additionally, the property is situated in the heart of Northenden village, allowing residents to enjoy a vibrant community atmosphere. A short stroll will lead you to a variety of charming cafes, bars, and delightful restaurants, making it easy to indulge in local dining and socialising.

The sweet garden area adds to the appeal of this home, providing a private outdoor space for relaxation or gardening enthusiasts. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle filled with comfort, convenience, and community spirit. Whether you are looking to settle down or make your first step onto the property ladder or looking for an opportunity to invest, this home on Queenhill Road is sure to impress.

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.



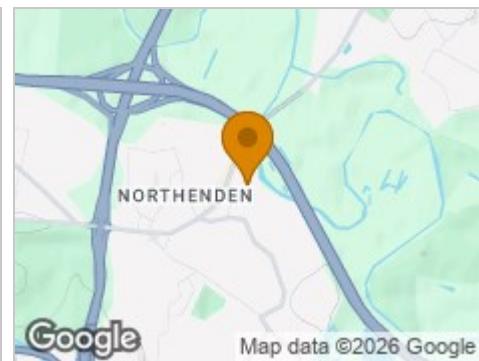
## Road Map



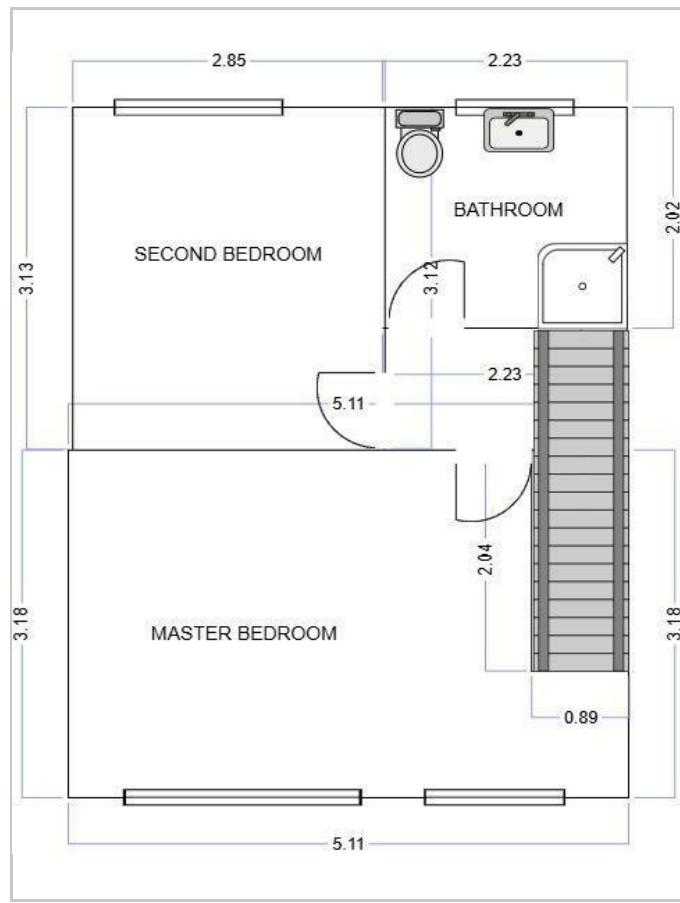
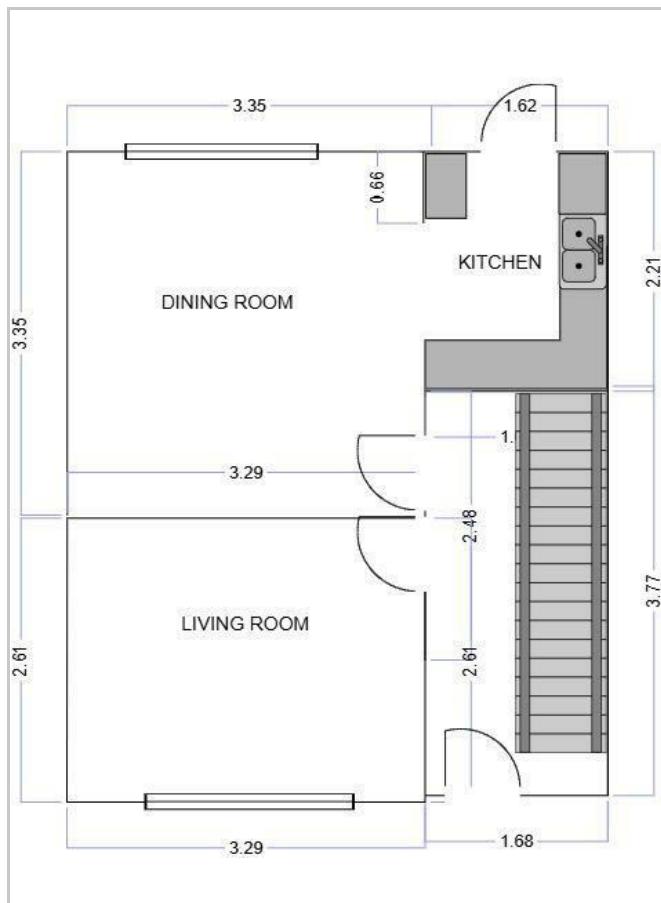
## Hybrid Map



## Terrain Map



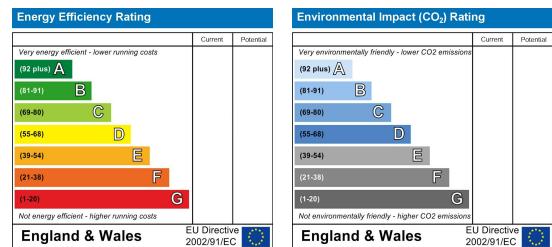
## Floor Plan



## 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.