

# HUNTERS®

HERE TO GET *you* THERE



## Maltby Road

Manchester, M23 1EN

Offers In The Region Of £265,000



Council Tax: A





# 18 Maltby Road

Manchester, M23 1EN

Offers In The Region Of £265,000



- FREEHOLD
- outhouse
- A couple of minutes walk from the Metrolink
- 0.7 mile to Wythenshawe Hospital
- 1.0 mile to Newall Green Primary School
- Easy access to M56/M60 motorway
- Great transport links to Manchester City Centre
- Parking available
- Council tax band A
- EPC - C



Situated in the tranquil cul-de-sac of Maltby Road, Manchester, this charming three-bedroom house offers a delightful blend of comfort and convenience. Spanning an impressive 861 square feet, the property features a welcoming reception room that serves as the heart of the home, perfect for both relaxation and entertaining.

The well-appointed kitchen and dining area lead seamlessly to a lovely and easy-to-maintain patio garden, providing an ideal outdoor space for enjoying sunny afternoons or hosting gatherings with family and friends. The garden is a true gem, offering a peaceful retreat from the hustle and bustle of daily life.

This residence boasts three bedrooms, ensuring ample room for a growing family or guests. The bathroom is thoughtfully designed, catering to all your needs. An added benefit of this property is the outhouse, which serves as a utility room, providing extra storage and functionality.

Conveniently located, the house is just a short stroll from the Metrolink, making commuting and exploring the wider Manchester area a breeze. Additionally, its proximity to Wythenshawe Hospital is a significant advantage for healthcare professionals or those seeking easy access to medical facilities.

Set back from the road, the property enjoys a peaceful atmosphere while still being close to local amenities. The open car park available nearby adds to the convenience of this lovely home. This property is an excellent opportunity for anyone looking to settle in a quiet yet accessible location in Manchester.

**SALE ONLY ON GRANT OF PROBATE**





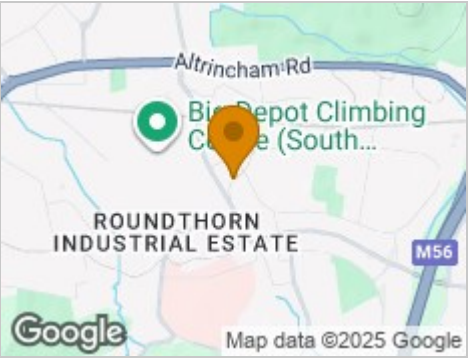
Road Map



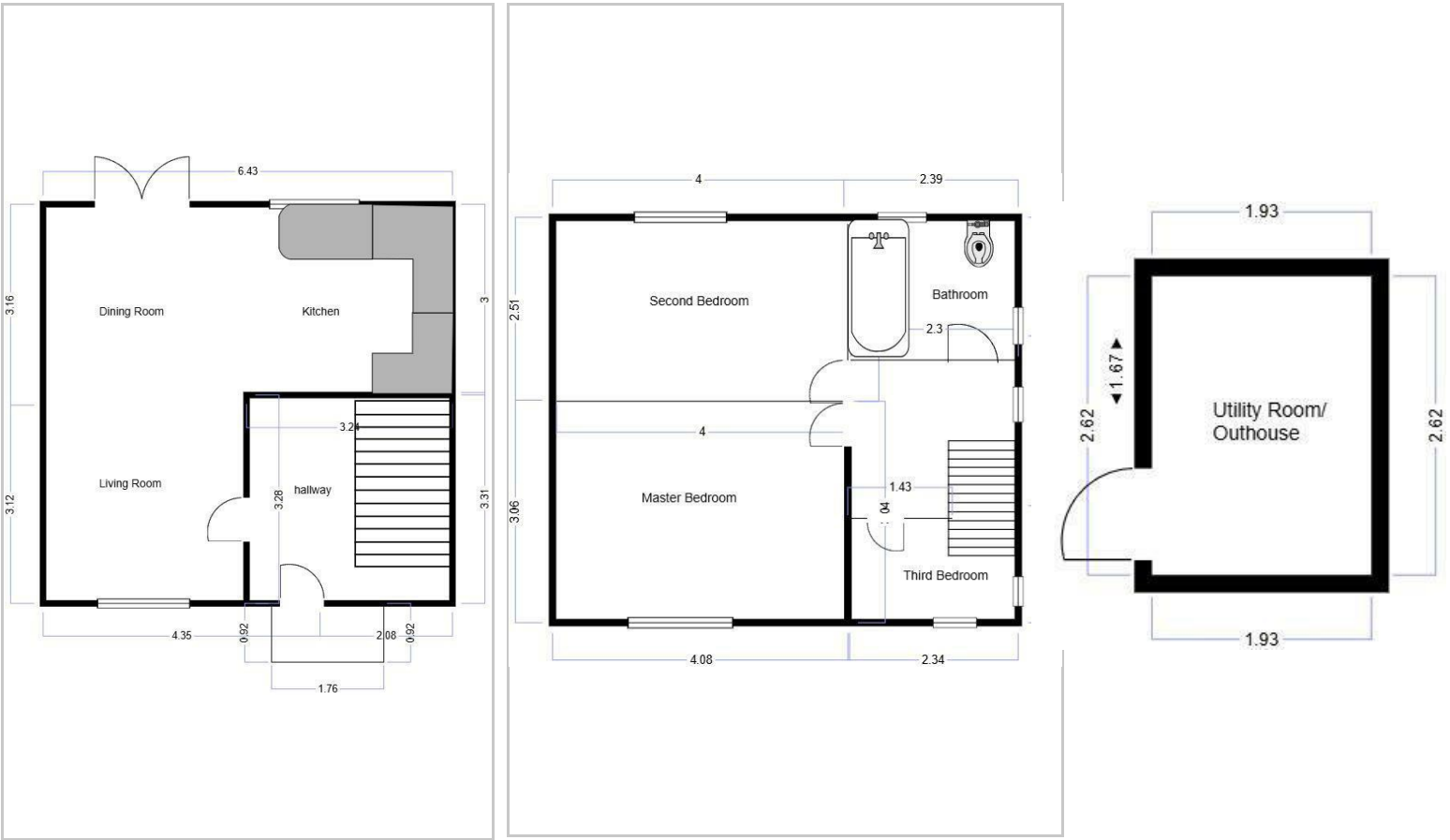
Hybrid Map



Terrain Map



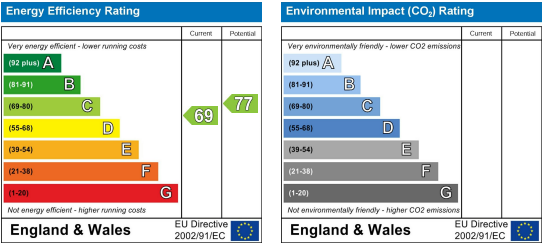
Floor Plan



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.