

# HUNTERS®

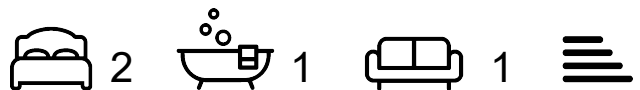
HERE TO GET *you* THERE



## Rottingdene Drive

Manchester, M22 1PJ

£1,250



Council Tax:





# 34 Rottingdene Drive

Manchester, M22 1PJ

£1,250



- EPC - C
- COUNCIL TAX - A
- OFF ROAD PARKING
- CLOSE TO M56 / M60
- BEAUTIFULLY FURNISHED
- RENT PCM - £1300
- DEPOSIT - £1500

Family home coming to the market!

TRANSPORT LINKS TO MANCHESTER CITY CENTRE AND MANCHESTER AIRPORT.

Close to M56 AND M60.

Situated in a popular area, this beautifully presented end-terraced is available now. The property consists of a large living room, kitchen, utility room, two spacious bedrooms, family bathroom and a lawned and paved rear garden with a delightful water feature!

Offering a quick commute to Manchester International Airport and Wythenshawe Hospital, close to great local school, close to great amenities including local restaurants and cafe's and easy access to the M56/M60.

## GROUND FLOOR

### KITCHEN

With spotlights, white goods, wood flooring, eye level kitchen units, double glazed uPVC window and integrated oven with extractor fan.

### LIVINGROOM

With original feature fireplace, wood flooring, large double glazed uPVC window, gas central heated radiator and patio door leading to conservatory.

### CONSERVATORY

With fully fitted carpet and lots of natural light leading to garden.

## 1ST FLOOR

### BEDROOM

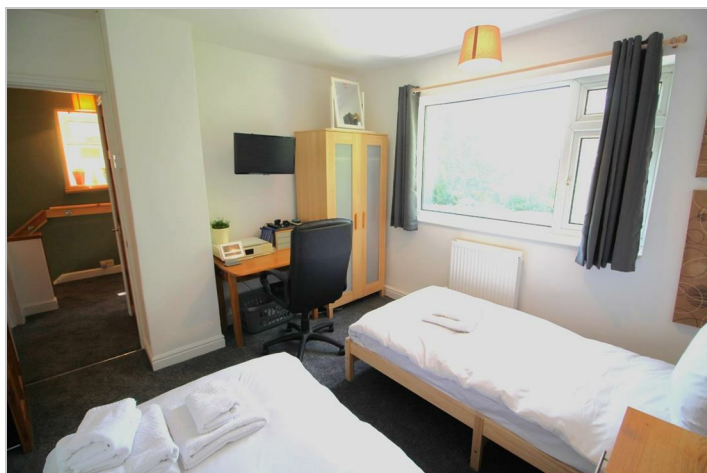
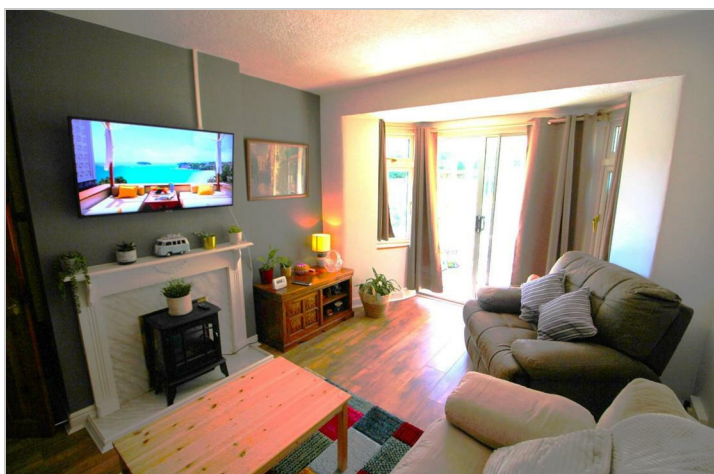
With fully fitted carpet, large double glazed uPVC windows and gas central heated radiator.

### MASTER BEDROOM

With built in wardrobe, fully fitted carpet, large double glazed uPVC windows and gas central heated radiator.

## BATHROOM

Fully tiled walls with shower, bath, toilet and sink.



Road Map



Hybrid Map



Terrain Map



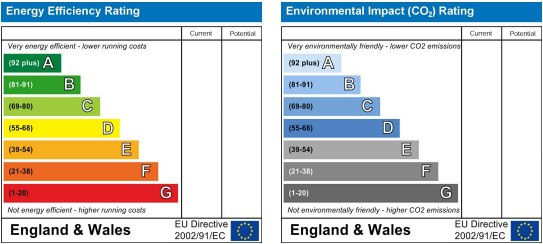
Floor Plan



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.