

# HUNTERS®

HERE TO GET *you* THERE



## Monaco Drive

Manchester, M22 4FG

Asking Price £235,000



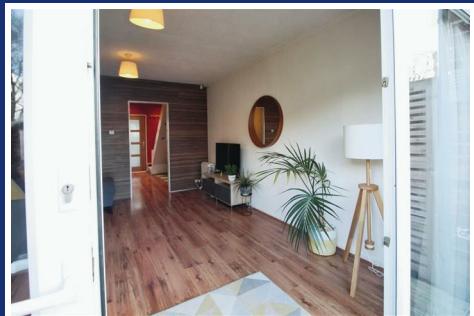
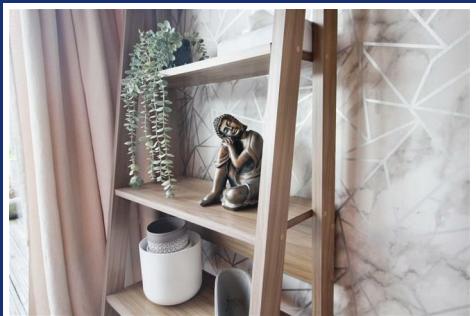
Council Tax: B



# 9 Monaco Drive

Manchester, M22 4FG

Asking Price £235,000



Nestled in the tranquil cul de sac of Monaco Drive, Manchester, this charming house presents an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a delightful area, perfect for entertaining guests or enjoying quiet evenings in.

With one bathroom, the layout is both practical and efficient, catering to the needs of modern living. The absence of a chain ensures a smooth and swift transaction, allowing you to settle into your new home without unnecessary delays.

The location is particularly appealing, offering a peaceful environment while still being conveniently close to local amenities and transport links. This property is not just a house; it is a place where you can create lasting memories. Whether you are starting your journey as a homeowner or looking for a comfortable space to call your own, this residence on Monaco Drive is a splendid choice. Do not miss the chance to make it yours.

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~~ NO CHAIN, will handle these checks on our behalf. Once an offer is accepted (subject to contract), ~~COADJUTE~~ NO CHAIN 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~~ NO CHAIN will handle the payment for this service. These anti-money laundering checks must be completed before the memorandum of sale to the solicitors to confirm the sale.

- TWO BEDROOMS
- FREEHOLD PROPERTY
- COUNCIL TAX BAND 'B'

## GROUND FLOOR

### PORCH

4'1 x 3'9 (1.24m x 1.14m)

### LOUNGE

15'3 x 12'1 (4.65m x 3.68m)

### KITCHEN

11'1 x 5'3 (3.38m x 1.60m)

### HALLWAY

11'1 x 5'9 (3.38m x 1.75m)

## FIRST FLOOR

### BEDROOM

12' max x 9'5 (3.66m max x 2.87m)

### BEDROOM

12'10 max x 11'10 (3.91m max x 3.61m)

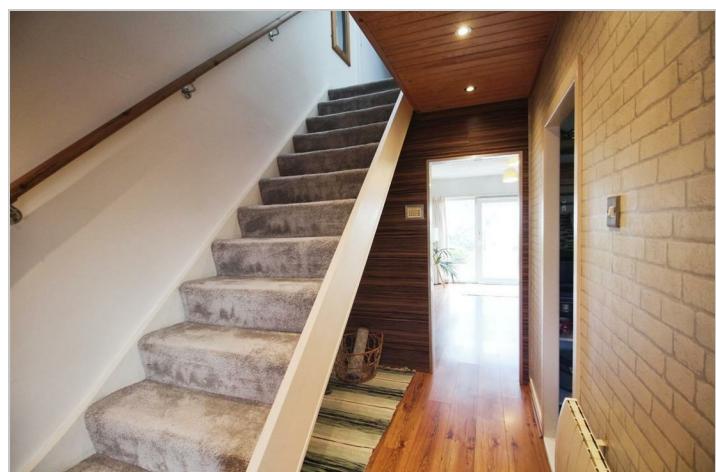
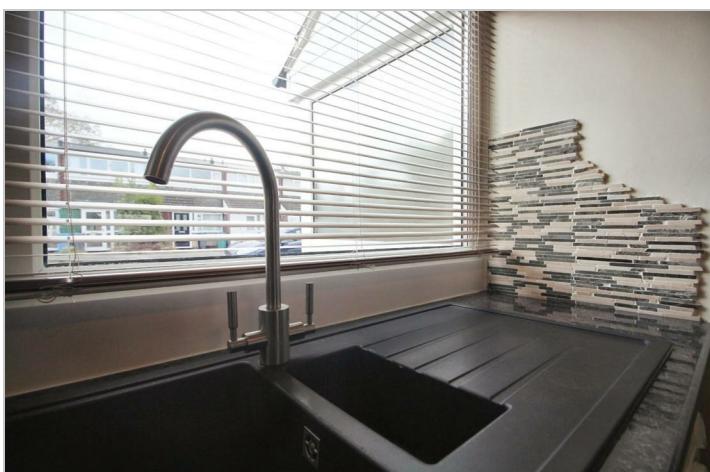
### BATHROOM

6'8 x 5'8 (2.03m x 1.73m)

### EXTERIOR

### GARAGE

16' x 8'3 (4.88m x 2.51m)



## Road Map



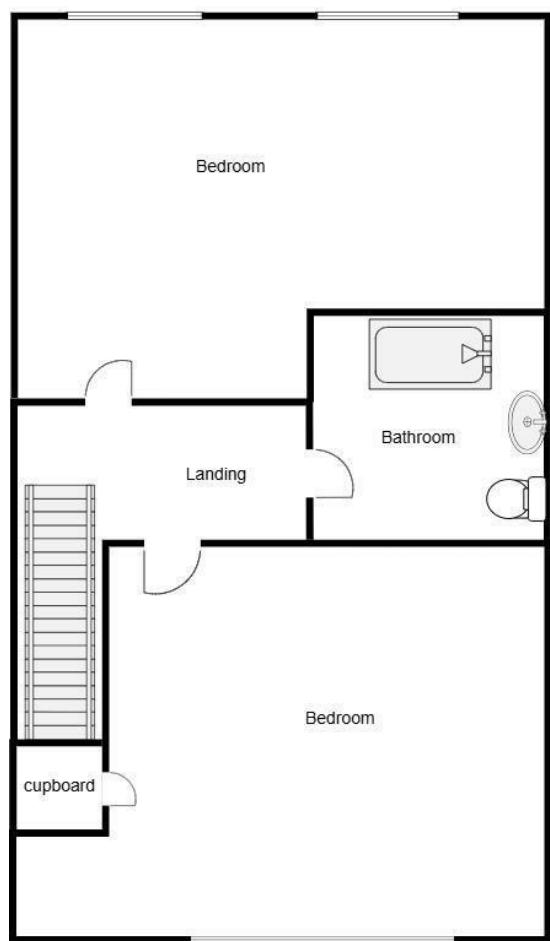
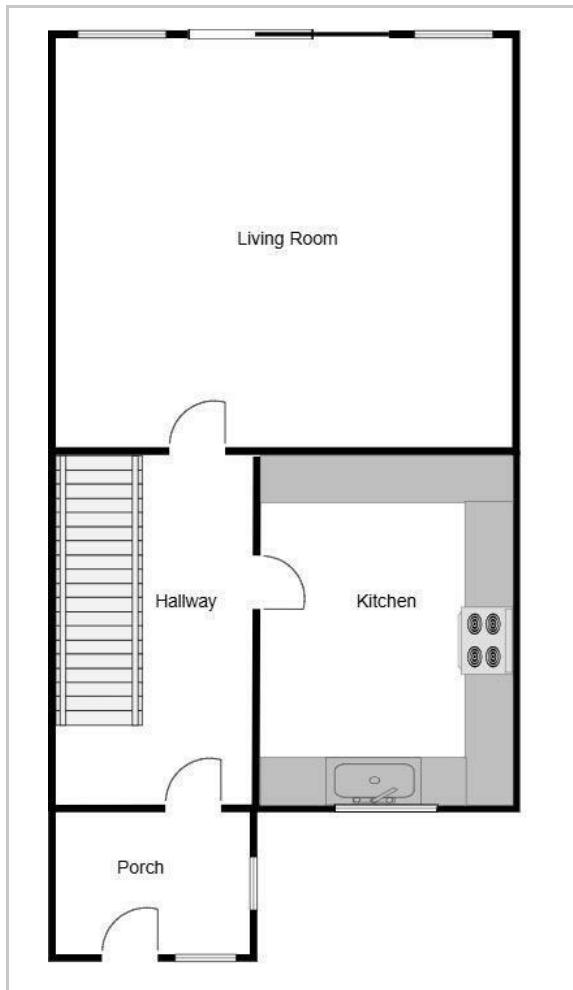
## Hybrid Map



## Terrain Map



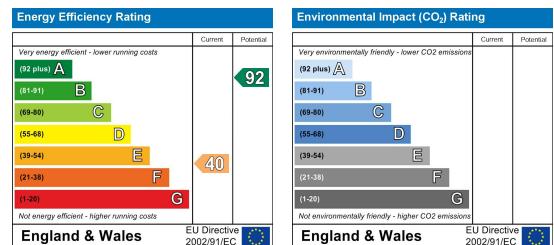
## Floor Plan



## 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.