

# HUNTERS<sup>®</sup>

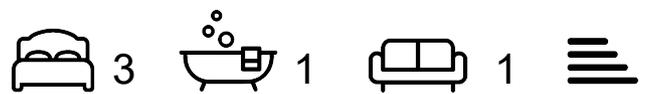
HERE TO GET *you* THERE



## Crispin Road

Manchester, M22 0LU

£210,000



Council Tax:



# 6 Crispin Road

Manchester, M22 0LU

£210,000



- NO CHAIN
- OFF ROAD PARKING
- GARAGE
- WITHIN 0.1 MILES OF LOCAL METROLINK
- GREAT TRANSPORT LINKS RUNNING TO THE CITY CENTRE
- A QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT
- EPC: TBC
- FREEHOLD
- COUNCIL TAX BAND: A

NO CHAIN  
OFF ROAD PARKING

Situated within 0.1 mile of local Metrolink with generous plot, three bedroom semi detached situated in a popular family location. Consisting of a living room, kitchen, dining area, three bedrooms, bathroom, separate W/C, spacious front plot and lawned and paved rear garden.

Situated in a popular family location offering a quick commute to Manchester International Airport and Wythenshawe Hospital, offering easy access to the M56/M60, great transport links running to the city Centre and within 0.3 miles of local amenities.

VIEWING HIGHLY RECOMMENDED!!!

## GROUND FLOOR

### HALLWAY

With gas central heating and fitted carpets leading to:

### LIVING ROOM

Spacious living room with double glazed bow window, gas central heating and feature fireplace.

### DINING AREA

Connecting to the living room with fitted carpets, double glazed uPVC garden facing window and gas central heated radiator.

### KITCHEN

With eye and base level units, laminate flooring, plumbing for washing machine, garden facing double glazed uPVC window and leading to outbuilding.

## FIRST FLOOR

### MASTER BEDROOM

Spacious master bedroom with close fitted carpets, double glazed uPVC window and gas central heated radiator.

## SECOND BEDROOM

A further double bedroom with fitted carpets, uPVC double glazed window and gas central heated radiator.

## THIRD BEDROOM

Third fully carpeted bedroom with gas central heating and double glazed uPVC window.

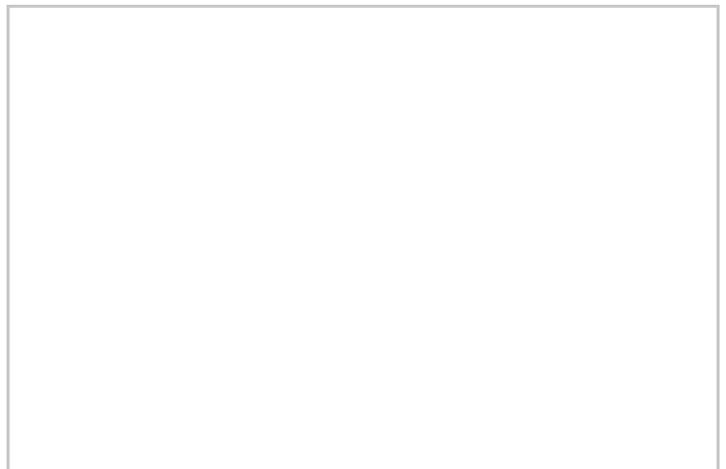
## BATHROOM

With bath with shower over, pedestal style sink, tiled walls and frosted double glazed uPVC window.

## W/C

## GARDEN

Lawned and paved rear garden with fence boundaries. Ideal for entertaining.



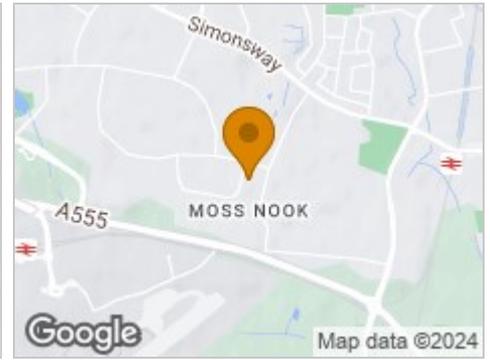
## Road Map



## 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.