

# HUNTERS®

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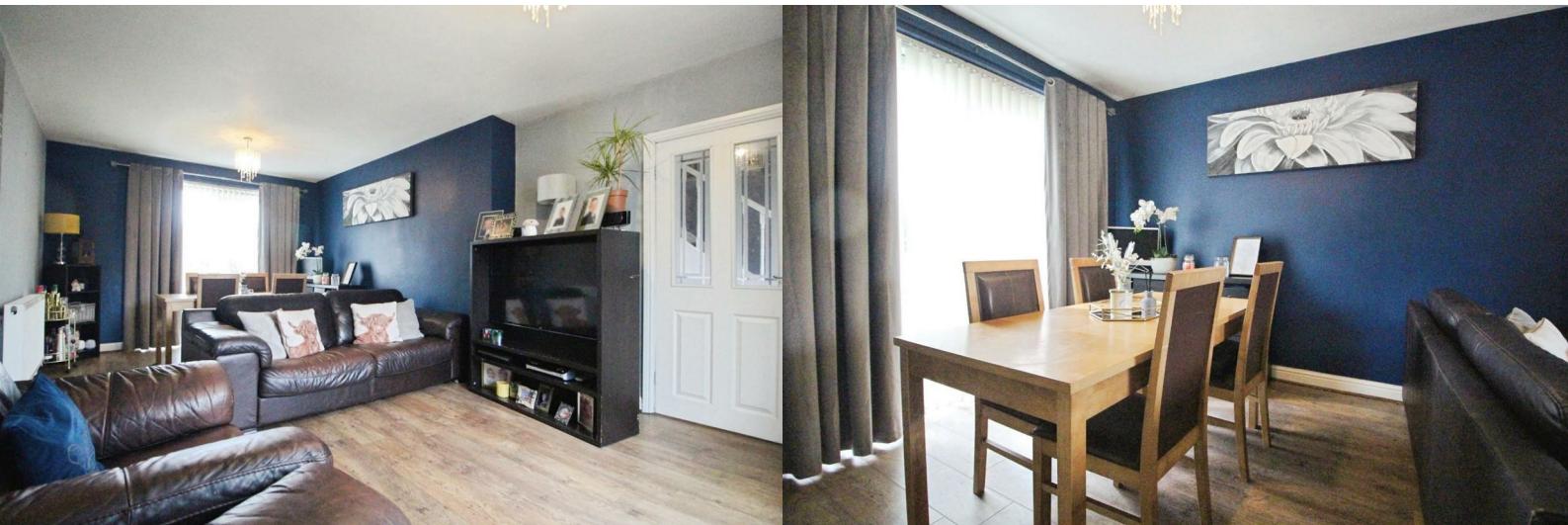


**Bowland Road**  
Manchester, M23 1JQ

Asking Price £250,000



Council Tax: A



# 16 Bowland Road

Manchester, M23 1JQ

Asking Price £250,000



- GATED DOUBLE DRIVEWAY
- FREEHOLD
- OUTHOUSE WITH POWER & WATER SUPPLY
- LOCAL SCHOOLS NEARBY
- GREAT SIZE BACK GARDEN
- 0.7 MILE TO WYTHENSHAWE HOSPITAL
- COUNCIL TAX BAND A
- CLOSE ACCESS TO M56/M60 MOTORWAY
- GREAT LINKS INTO MANCHESTER CITY CENTRE
- EPC D

Nestled on Bowland Road in the vibrant city of Manchester, this charming house presents an excellent opportunity for families and professionals alike. The property boasts a spacious open-plan reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, two of which feature fitted wardrobes, there is ample space for personal belongings and comfort.

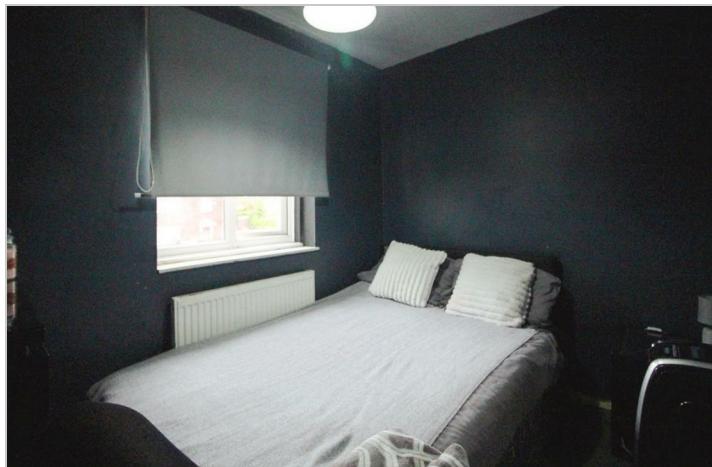
The bathroom is conveniently located, serving the needs of the household with ease. One of the standout features of this property is the gated double driveway, providing secure parking ensuring peace of mind for residents.

The outdoor space is equally impressive, with a generously sized garden that offers a delightful area for relaxation, gardening, or outdoor activities.

Additionally, the outhouse, equipped with power supply and presents a fantastic opportunity to be transformed into a potential fourth bedroom, home office, or studio, catering to your specific needs.

Situated in close proximity to Wythenshawe Hospital and local schools, this property is ideally located for families and those working in the healthcare sector. The surrounding area is well-served by amenities, making it a convenient choice for everyday living.

In summary, this house on Bowland Road is a wonderful blend of comfort, practicality, and potential, making it a must-see for anyone looking to settle in Manchester.



## Road Map



## Hybrid Map



## Terrain Map



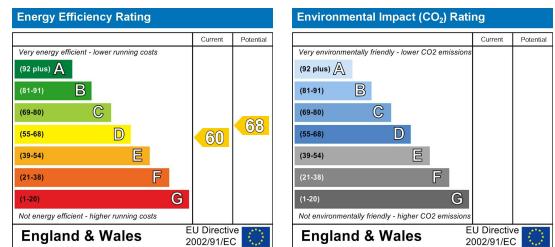
## Floor Plan



## 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.