

# HUNTERS®

HERE TO GET *you* THERE



## Brownley Road

Manchester, M22 9UX

Offers In The Region Of £290,000



Council Tax: A





# 271 Brownley Road

Manchester, M22 9UX

Offers In The Region Of £290,000



- MODERN FAMILY HOME
- WITHIN 0.1 MILES OF LOCAL METROLINK
- GREAT TRANSPORT LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER INTERNATIONAL AIRPORT
- LARGE DRIVEWAY WITH LOTS OF OFF ROAD PARKING
- PICTURESQUE REAR GARDEN
- EXTENDED MODERN KITCHEN
- EPC: D
- COUNCIL TAX BAND A
- FREEHOLD

GREAT TRANSPORT LINKS TO MANCHESTER CITY CENTRE AND MANCHESTER AIRPORT.  
FREEHOLD

An ideal family home situated in a prime location. Featuring modern design and high specification throughout. The property has an extended kitchen and a beautifully presented garden space at the rear. There's a driveway at the front of the house and a Metrolink station just across the road, ideal for commuting.

## GROUND FLOOR

### KITCHEN

A beautifully designed high spec modern extended kitchen, with wood flooring and a double glazed uPVC window as well as a skylight offering a delightful space.

### LIVINGROOM

A stunningly presented living room with wood floors, a large double glazed uPVC window creating a bright & breezy ambiance and a striking feature fireplace.

### DININGROOM

A wonderfully presented dining room with wood flooring and double glazed uPVC patio doors leading to garden and offering lots of natural light.

### UTILITY ROOM

Tiled utility room with plumbing for washer and dryer leading to W/C.

### DOWNSTAIRS W/C

With low level W/C and sink connecting to utility space.

## FIRST FLOOR

### MASTER BEDROOM

Fully integrated closet and draws, wood flooring, a large double glazed uPVC window and gas central heated radiator.

### SECOND BEDROOM

Built in closet and draws, wood flooring, a large double glazed uPVC window and gas central heated radiator.

### THIRD BEDROOM

A generously sized third bedroom featuring a double glazed uPVC window, wood floor and gas central heated radiator.

### BATHROOM

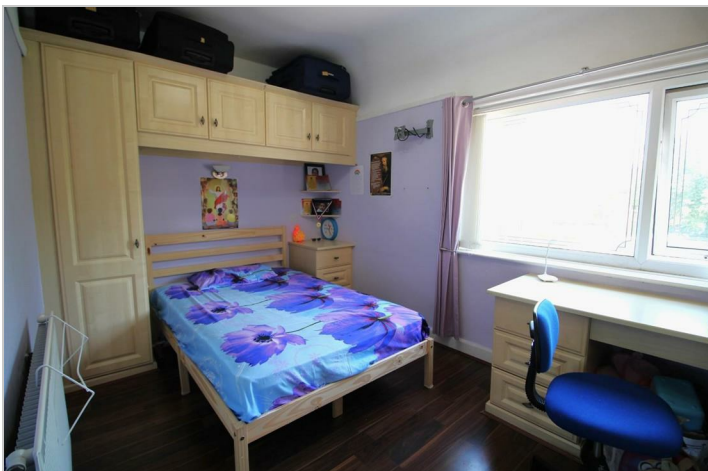
A modern bathroom featuring a wet room shower space, designer sink and cupboard, a gas central heated towel radiator and double glazed frosted uPVC window.

### W/C

Separate low level W/C and pedestal style sink.

### GARDEN

Picturesque spacious rear garden with fence boundaries. With patio and seating area in the sun and decking to the rear.



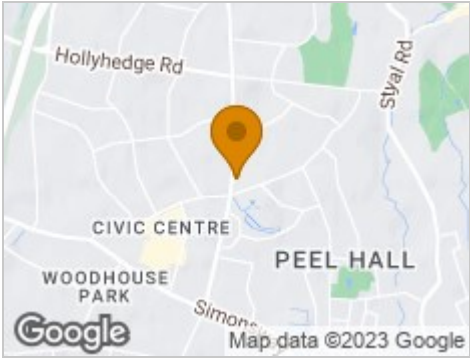
Road Map



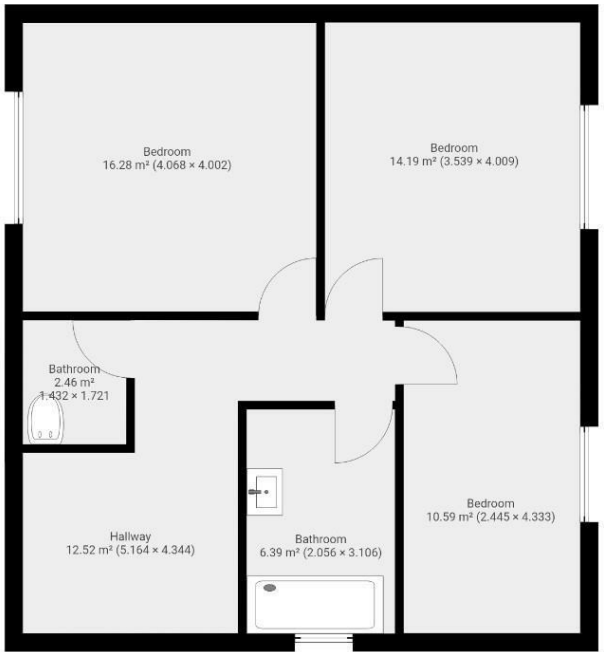
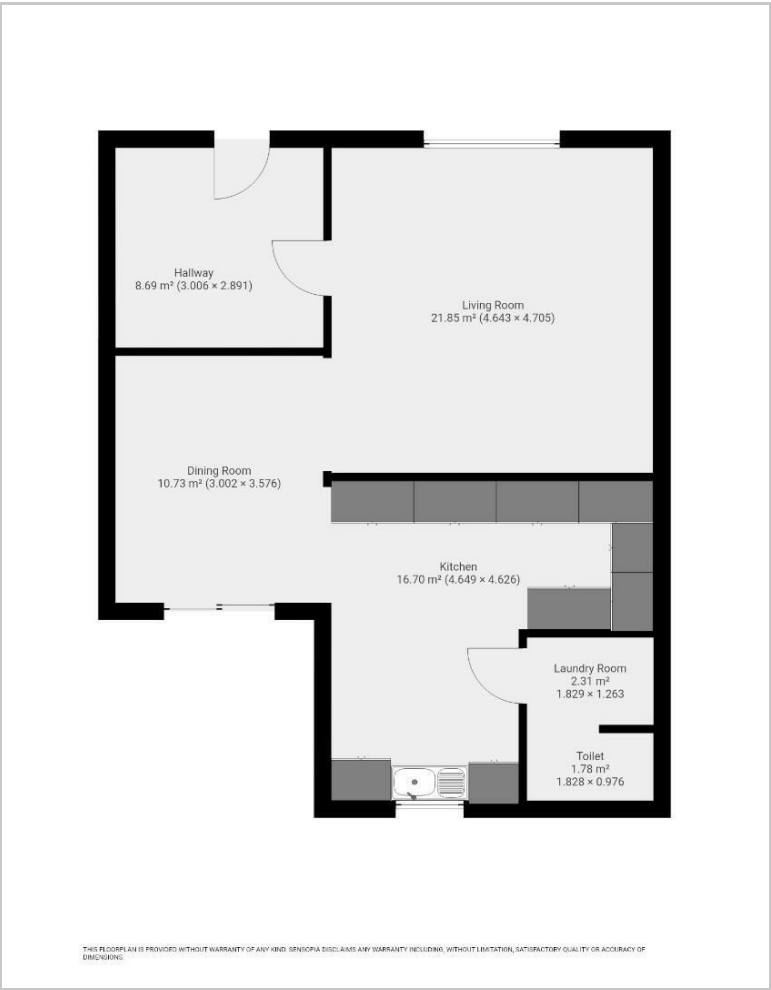
Hybrid Map



Terrain Map



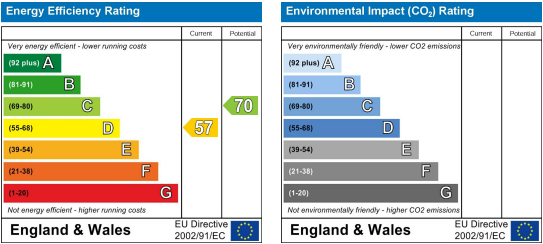
Floor Plan



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.