

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



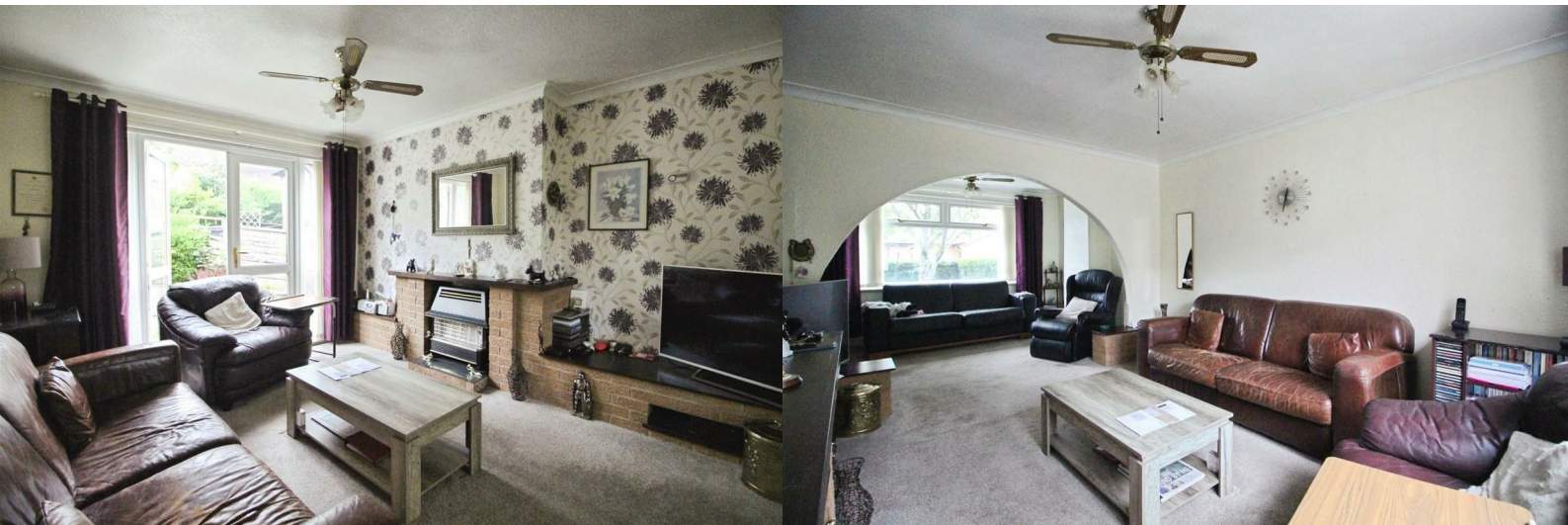
## Panfield Road

Manchester, M22 9WH

Asking Price £235,000



Council Tax: A





# 2 Panfield Road

Manchester, M22 9WH

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## GROUND FLOOR

### Living Room

13'7 x 11'9 (4.14m x 3.58m)

### Sitting Room

12'1 x 10'1 (3.68m x 3.07m)

### Kitchen

11'9 x 9'9 (3.58m x 2.97m)

## FIRST FLOOR

### Bedroom

12'3 x 10'6 (3.73m x 3.20m)

### Bedroom

11'8 x 10'8 (3.56m x 3.25m)

### Bedroom

10' x 5'6 (3.05m x 1.68m)

### Bathroom

6'6 x 5'5 (1.98m x 1.65m)

### W.C

4'7 x 2'7 (1.40m x 0.79m)

## EXTERIOR

To the front of the property is a driveway that comfortably fits a number of cars, To the side is an additional plot that could be used as an additional parking or converted into an additional garden space. There is also a garage that is well suited for

storage or could be taken down to create even more space. To the rear is a private paved garden that would be easy to maintain

## ADDITIONAL INFORMATION

**IMPORTANT NOTE TO POTENTIAL PURCHASERS:** We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller.

Situated on the desirable Panfield Road in Manchester, this charming house presents an excellent opportunity for those seeking a property with great potential. Boasting three well-proportioned bedrooms and a comfortable reception room, this home is perfect for families or individuals looking for space to grow.

The property features one bathroom, providing essential amenities for everyday living. While the house is in need of some modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The generous plot size at both the front and side of the property allows for ample outdoor space, ideal for gardening, entertaining, or space to extend the living accommodation.

Conveniently located, the Metrolink is nearby, providing easy access to the wider Manchester area and beyond. This makes commuting and exploring the vibrant city a breeze. Additionally, the property is offered with vacant possession and no onward chain, ensuring a smooth and straightforward purchasing process.

This house on Panfield Road is a fantastic opportunity for those looking to invest in a property with potential in a sought-after location. With a little vision and effort, this could be transformed into a lovely family home or a lucrative investment. Don't miss your chance to view this promising property.





Road Map



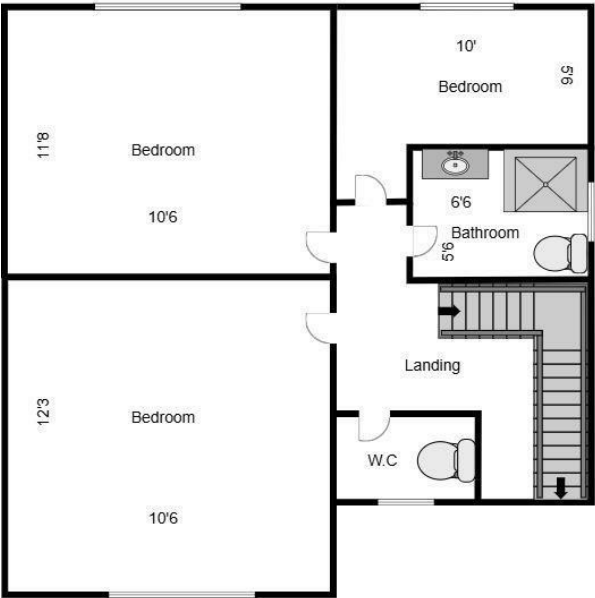
Hybrid Map



Terrain Map



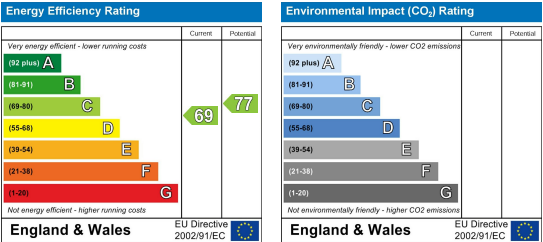
Floor Plan



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.