

# HUNTERS®

HERE TO GET *you* THERE



**Solway Road**

Manchester, M22 9XJ

Asking Price £270,000



Council Tax: A



# 29 Solway Road

Manchester, M22 9XJ

Asking Price £270,000



- OFF ROAD PARKING
- LARGE BACK GARDEN
- COUNCIL TAX BAND A
- STYLISH & MODERN KITCHEN
- CLOSE ACCESS TO M56/ M60 MOTORWAY
- 0.4 MILE TO NEAREST METROLINK
- EPC C
- FREEHOLD

A beautiful home nestled in the residential area of Sharston with the added benefit of off-road parking and a large back garden. The house consists of a hallway, and a cosy living room that leads through to the kitchen come dining area. The house has been well maintained and has a modern and stylish kitchen fitted with beautiful floor to ceiling windows that look out to an extended garden and have access to the garden decking area.

Upstairs the property comprises of two double bedrooms, a single bedroom and a bathroom all tastefully decorated with modern fittings.

**VIEWINGS HIGHLY RECOMMENDED**

## LIVING ROOM

A neat living room with feature bay window, freshly painted walls and laminate wood flooring throughout, double glazed windows and gas central heating

## KITCHEN/DINING ROOM

Stylish kitchen with wipeable black units and soft close drawers. Stainless steel sink with modern tap fitted. Gas cooker, dishwasher and modern styled extractor. Laminate wooden flooring, gas central heating. Large under the stairs storage area. Floor to ceiling double glazed windows with access to the rear garden.

## MASTER BEDROOM

A good size double bedroom with fully fitted carpets, double glazed windows and gas central heating.

## SECOND BEDROOM

Grey laminate wooden flooring through-out, double glazed windows looking out to the rear garden and gas central heating.

## THIRD BEDROOM

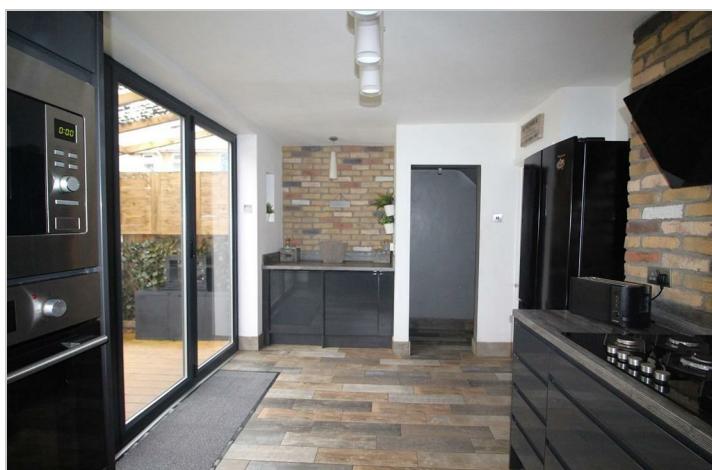
Laminate wooden flooring, wooden folding door, double glazed window and gas central heating.

## BATHROOM

Modern and stylish floor to ceiling grey tiles. Jacuzzi style modern bath with overhead shower, wash basin, W/C and fitted heated towel radiator.

## GARDEN

A large garden with a lawned area perfect for children to play. An added benefit of a raised decking area perfect for sitting out with a glass of wine and entertaining guests.



## Road Map



## Hybrid Map



## Terrain Map



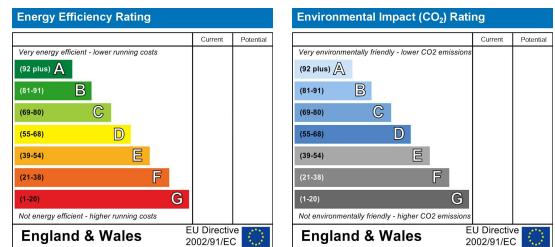
## Floor Plan



## 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.