

HUNTERS®

HERE TO GET *you* THERE



Robert Owen Gardens Manchester, M22 4DD

Offers In Excess Of £265,000



Council Tax: A



21 Robert Owen Gardens

Manchester, M22 4DD

Offers In Excess Of £265,000



- NO CHAIN
- FREEHOLD
- WITHIN 1 MILE OF NORTHENDEN VILLAGE
- QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAWE HOSPITAL
- GREAT BUS LINKS RUNNING BETWEEN THE CITY CENTRE AND MANCHESTER AIRPORT
- COUNCIL TAX BAND A
- EPC C
- EASY ACCESS TO M56/M60

Nestled in the charming area of Robert Owen Gardens, Manchester, this delightful end terrace house offers a perfect blend of comfort and convenience. Built in 1990, the property boasts a modern design that caters to contemporary living while providing a warm and inviting atmosphere.

Upon entering, you are greeted by a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a welcoming environment for family gatherings or quiet evenings in. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively.

The property features three well-proportioned bedrooms, providing ample space for a growing family or those who desire extra room for guests or a home office. Each bedroom offers a peaceful retreat, perfect for unwinding after a long day.

The bathroom is conveniently located and designed with functionality in mind, catering to the needs of modern living and has the added benefit of a downstairs wash room.

Outside, the end terrace position allows for a sense of privacy, with potential for a small garden or outdoor space to enjoy the fresh air. The location is well-connected, with local amenities and transport links nearby, making it an ideal choice for those seeking a vibrant community atmosphere.

This property presents an excellent opportunity for first-time buyers or families looking for a comfortable home in a desirable area. With its appealing features and convenient location, this end terrace house is sure to attract interest. Don't miss the chance to make it your own.

GROUND FLOOR

HALLWAY

Hallway with laminate flooring leading to downstairs W/C, kitchen and living room.

DOWNSTAIRS W/C

KITCHEN

Modern kitchen with eye and base level units, front facing double glazed window including dining area.

DINING AREA

Dining area with laminate flooring ideal for entertaining.

LIVING ROOM

Spacious living room with large double glazed french doors leading to rear garden.

FIRST FLOOR

MASTER BEDROOM

Spacious master bedroom with double glazed garden facing window and electrical points.

SECOND BEDROOM

A further fully carpeted double bedroom with front facing double glazed window.

THIRD BEDROOM

Third fully carpeted double bedroom. Ideal for use as office or nursery.

BATHROOM

Family bathroom with part tiled walls, low level W/C, pedestal style sink and bath shower combo.

GARDEN

Spacious garden with high fence boundaries. Ideal for entertaining.



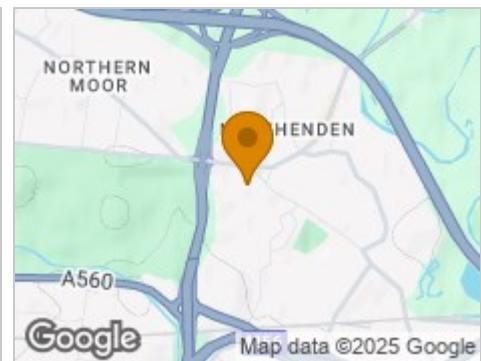
Road Map



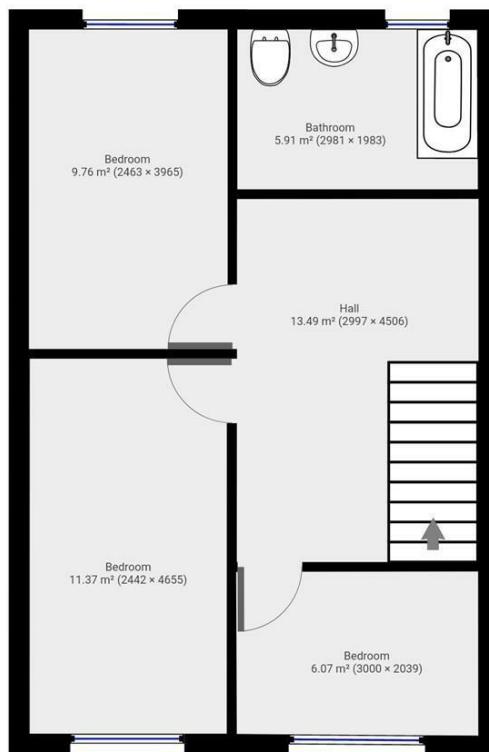
Hybrid Map



Terrain Map



Floor Plan



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.