



Blencathra Close, Manchester

Offers In The Region Of £400,000

HUNTERS[®]
EXCLUSIVE

Blencathra Close, Manchester

DESCRIPTION

Hunters Exclusive are delighted to offer for sale this luxurious property which has unexpectedly come back on the market, enhanced to the finest standard and now offers an exceptional level of high specification modern living over three stories. Finished impeccably the accommodation comprises; entrance hallway, lounge, open plan kitchen/dining room, downstairs WC and understairs storage. Leading up to the first floor, there is a well presented primary bedroom with ensuite facilities, media wall and featured fireplace, one further bedroom and a family bathroom consisting of a bath and separate shower. To the second floor is a stylish shower room, two good sized double bedrooms, one of which is currently designed as a bespoke walk-in wardrobe and the other is a fashionable dressing room.

To the rear of the property also offers a recently landscaped low maintenance good sized garden with artificial grass and porcelain patio area and pathway. This beautiful garden can be accessed from either the kitchen/diner, lounge or rear garden gate.

Outside the landscaped garden, there is a generous driveway and a large detached garage.

This property is set on a small popular development built by Wain Homes in August 2020. An established community feel about the neighbourhood which is perfect for a growing family with access to a children's play area.

This location allows easy access to local shops, transport links, schools including the newly built Edgar Wood Academy and Hopwood Hall College and other amenities. The property is also close to excellent commuter routes including Manchester City Centre and is within one mile of the M62 motorway network.

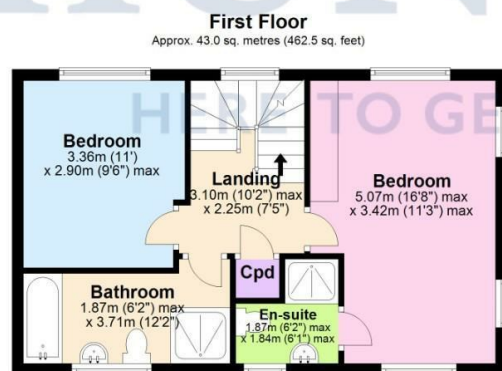
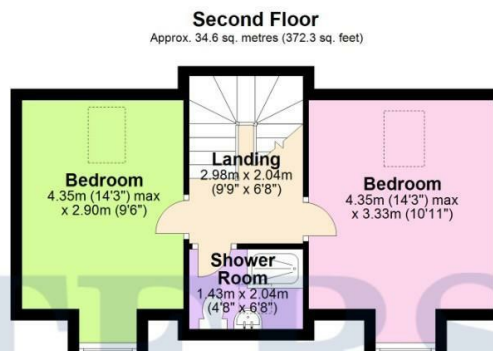
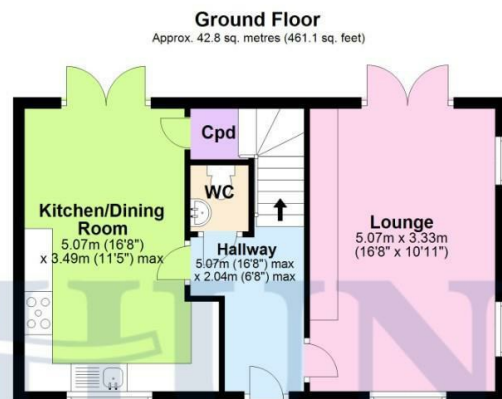
Tenure - Freehold
Council Tax - Band D

Viewing is strictly by appointment only and is highly recommended.

- HUNTERS EXCLUSIVE
- NO CHAIN
- IMMACULATELY PRESENTED
- NHBC 7 YEARS REMAINING
- DETACHED GARAGE
- BUILT IN 2020
- HI-SPEC
- THREE STOREY HOME
- 1300 SQF
- FREEHOLD





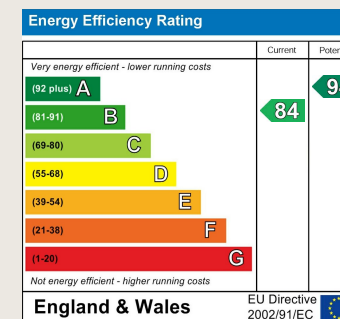


Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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