

HUNTERS®

HERE TO GET *you* THERE



Norleigh Road

Manchester, M22 4AZ

Offers In Excess Of £325,000



4 Norleigh Road

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- NO CHAIN
- EXTENSION ON THE REAR OF THE PROPERTY
- OFF ROAD PARKING
- GARAGE
- OFFERING EASY ACCESS TO M56/M60
- QUICK COMMUTE TO MANCHESTER INTERNATIONAL AIRPORT AND WYTHENSHAW HOSPITAL
- LEASEHOLD
- COUNCIL TAX BAND: C
- GROUND RENT: TBC
- EPC: D

NO CHAIN
OFF ROAD PARKING

Situated in a popular family area, three bedroom semi detached available. The property consists of an open plan diner and lounge room, kitchen diner, three bedrooms, family bathroom, lawned and paved rear garden, off road parking and garage.

LIVING ROOM / DINING ROOM

A spacious bright Living room offering a beautiful fireplace feature and open to dining room

KITCHEN DINING ROOM

With eye and base level units, laminate flooring, roll top countertop, dual aspect double glazed uPVC windows and roll top countertop.

MASTER BEDROOM

This spacious master bedroom offers lots of light with leaded window to the front.

BEDROOM 2

The second double bedroom also offers lots of light through the main large window that lights up the room. Room for storage.

BEDROOM 3

The third bedroom also offers lots of light. Perfect for a two single beds or a double bed. This room has plenty of potential in terms of how it can be laid out.

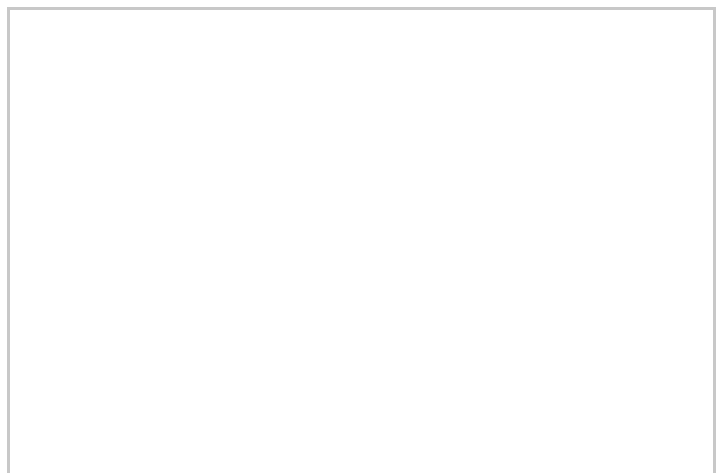
BATHROOM

The full appointed bathroom offers lots of natural light and includes a w/c and bath with shower. Fully tiled.

LANDING

GARDEN

Lawned and paved rear garden with fence boundaries. Ideal for entertaining.



Road Map



Hybrid Map



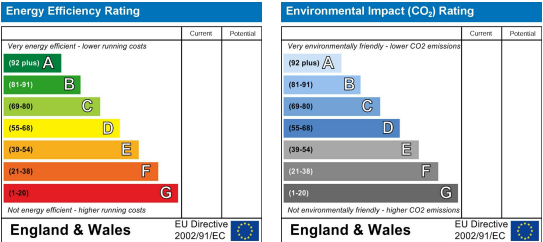
Terrain Map



Viewing

Please contact our Hunters South Manchester Lettings 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.