

# HUNTERS®

HERE TO GET *you* THERE



Altrincham Road  
, Manchester, M22 4NY  
£1,100 Per Calendar Month



Council Tax:

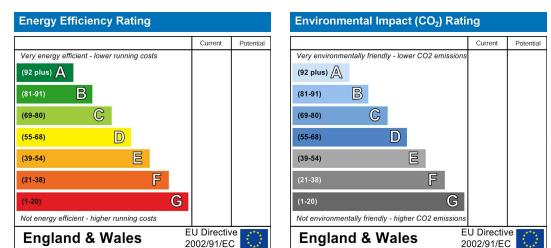
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

- NEWLY REFURBISHED
- OFF ROAD PARKING
- UNFURNISHED
- MINUTES TO SCHOOLS
- EPC: D
- 3 BED SEMI DETACHED
- SECURE ENTRANCE
- WELL PRESENTED FRONT AND REAR GARDEN
- GOOD TRANSPORT LINKS



WOW !!!! ABSOLUTELY STUNNING NEWLY REFURBISHED 3 BED SEMI DETACHED HOUSE SITUATED IN WYTHENSHAWE/ SHARSTON.

A well presented semi detached house with off road parking with garage, would suit professionals/ small family.

Hunters are proud to present this impressive 3 bedroom semi detached house, fully painted throughout, new carpets, new kitchen units with fitted family bathroom.

This amazing home has a secure entrance, spacious living room leading to a large kitchen area. First Floor comprises of a large main family bathroom, 2 double size bedrooms and a third bedroom. Unfurnished.

Externally, a good size garden with garage/ parking.

This superb property is located within minutes to schools, public transport and close to main motorway links and main shopping areas.

BE THE FIRST TO MOVE INTO A NEWLY DECORATED FAMILY HOME !!!!

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.