



67 Tunshill Road Manchester M23 9QB

£219,999

IMMACULATE THROUGH OUT !! HOME ESTATE AGENTS are pleased to bring to the market this simply stunning mid terrace property which has recently being fully refurbished to a high standard making it perfect for first time buyers or buy to let investors. In brief the property comprises of, porch, hallway, living room, fitted kitchen and utility room, to the first floor there are three well proportioned bedrooms with a stylish four piece bathroom. To the front of the property is a block paved driveway and to the rear a Astroturf lawn with Indian sandstone patio. The property also benefits from UPVC double glazing with gas central heating throughout. Located just a short walk from Wythenshawe Park Metro-link station and the M60 motorway network with popular local schools and good local amenities including Wythenshawe hospital. To arrange a viewing call HOME Stretford 01618713939.

- IMMACULATE THROUGHOUT
- Modern fitted kitchen
- Utility room
- Early viewing advised
- IDEAL FOR FIRST TIME BUYERS
- Stylish bathroom
- Great transport links
- Living room
- Three bedrooms
- Popular local schools



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Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084, Urmston - 04531861, Stretford - 08259553

Porch

UPVC double glazed front door leading in, laminate floor and storage cupboard.

Hall

wood glazed door, laminate floor and single panel radiator.

Living room 17'1" x 12'7" (5.21m x 3.84m)

UPVC double glazed door and window to the rear elevation, laminate floor, storage cupboard and double panel radiator.

Kitchen 9'10" x 6'2" (3.00 x 1.88)

UPVC double glazed window to the front elevation, selection of high gloss wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, Neff slide and hide oven, Neff gas hob, integrated dishwasher and fridge, tiled splash backs and floor.

Utility room

wall units with space for washer and dryer.

Bedroom One 15'0" x 6'6" (4.57m x 1.98m)

UPVC double glazed window to the front elevation, built in wardrobe, laminate floor and single panel radiator.

Bedroom Two 14'5" x 6'1" (4.39m x 1.85m)

UPVC double glazed window to the rear elevation, built in wardrobe, laminate floor and single panel radiator.

Bedroom Three 8'01" x 6'3" (2.46m x 1.91m)

UPVC double glazed window to the rear elevation, laminate floor and single panel radiator.

Bathroom

UPVC double glazed window to the front elevation, four piece fitted bathroom suite comprising of, bath, corner shower

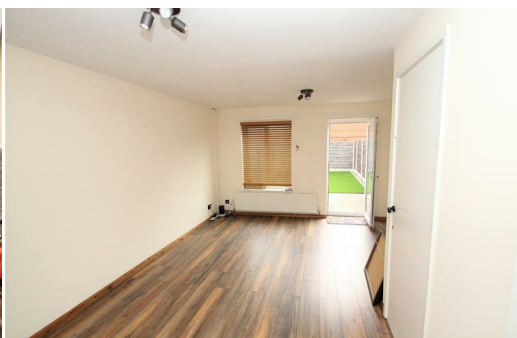
cubicle fitted with thermostatic mixer shower, vanity sink unit, low level w/c, tiled to compliment and heated towel radiator.

Externally

To the front of the property is a block paved driveway, to the rear there is a low maintenance garden with Indian sandstone patio and AstroTurf.

Important Information

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

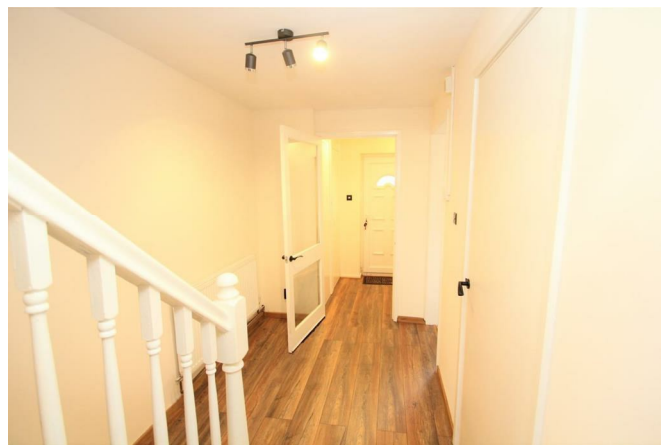
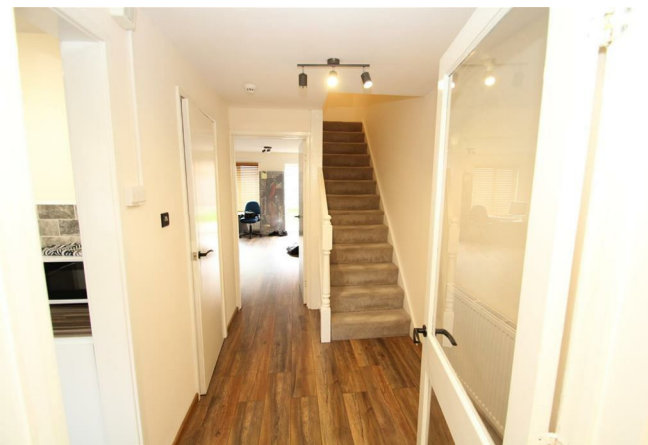


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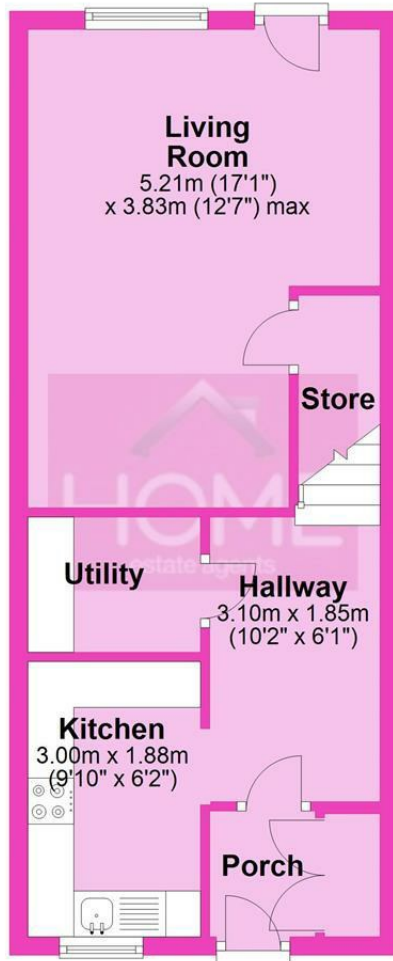
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Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 75.0 sq. metres (806.8 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	

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		
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