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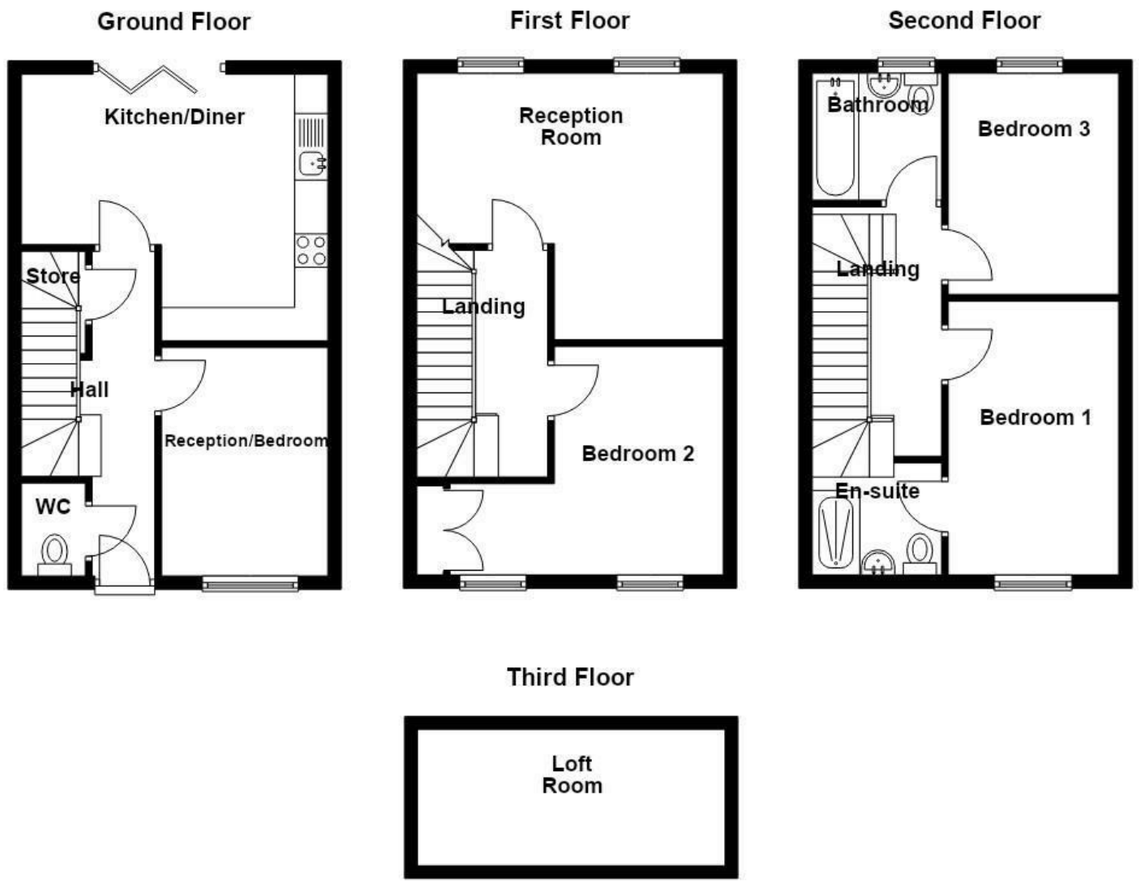

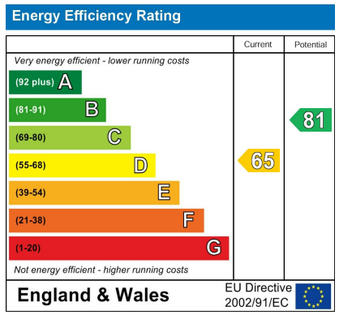

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Hampstead Drive, Manchester, M45 7YA

Offers Over £395,000

Welcome to this charming four-bedroom townhouse located at 24 Hampstead Drive in the desirable area of Whitefield, Manchester. This delightful home offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking extra space.

As you enter, you will be greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The well-appointed kitchen is equally generous, offering ample space for culinary creations and family gatherings. The layout of the ground floor is designed to maximise light and flow, ensuring a warm and welcoming environment throughout.

The property boasts four well-proportioned bedrooms, providing plenty of room for family members or guests. Additionally, a loft room adds versatility to the home, perfect for use as a study, playroom, or extra storage space.

Step outside to discover a modern garden, an excellent spot for outdoor activities or simply enjoying the fresh air. The garden is designed for low maintenance, allowing you to spend more time enjoying your home and less time on upkeep.

Security and convenience are paramount, with a private gate that is secured with a code, ensuring peace of mind. The property also features two designated parking spaces, making it easy for you and your guests to come and go with ease.

Some images have been staged using ai features to enhance the properties potential

In summary, this townhouse on Hampstead Drive is a wonderful opportunity to acquire a spacious and modern home in a sought-after location. With its generous living spaces, secure parking, and lovely garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.

Hampstead Drive, Manchester, M45 7YA

Offers Over £395,000

4 2 1 D

- Charming Four-Bedroom Townhouse
- Four Well-Proportioned Bedrooms
- Two Designated Parking Spaces
- Tenure - Leasehold
- Spacious Reception Room
- Versatile Loft Room
- EPC Rating - D
- Generous Modern Kitchen
- Low-Maintenance Modern Garden
- Council Tax Band - D

Ground Floor

Entrance Hall

16 x 3'6 (4.88m x 1.07m)

Central heating radiator, smoke alarm, coving, laminate flooring, doors leading to kitchen, reception/bedroom, WC and understairs storage, stairs to first floor.

WC

4'7 x 3'2 (1.40m x 0.97m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, lino flooring.

Reception Room/ Bedroom four

11'5 x 8'3 (3.48m x 2.51m)

UPVC double glazed window, central heating radiator, coving, television point, lino flooring.

Kitchen

15'9 x 13'2 (4.80m x 4.01m)

Central heating radiator, panelled wall and base units with laminate surfaces, tiled splashbacks, ceramic sink and drainer with mixer tap, induction hob, integrated oven in a high rise unit, integrated fridge freezer, plumbing for washing machine, spotlights, integrated microwave, tiled effect flooring, bi-folding doors to rear.

First Floor

Landing

10'8 x 7'1 (3.25m x 2.16m)

Central heating radiator, doors leading to bedroom two and reception room.

Bedroom Two

15'9 x 11'4 (4.80m x 3.45m)

UPVC double glazed window, central heating radiator.

Reception Room

16 x 13'2 (4.88m x 4.01m)

UPVC double glazed window, central heating radiator.

Second Floor

Landing

77 x 7'1 (23.47m x 2.16m)

Central heating radiator, doors to two bedrooms and bathroom, access to loft.

Bathroom

7'1 x 6'3 (2.16m x 1.91m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, direct feed shower, partial tiled elevations, lino flooring.

Bedroom One

13'6 x 8'6 (4.11m x 2.59m)

UPVC double glazed window, central heating radiator, door to en suite.

En Suite

7'1 x 5'6 (2.16m x 1.68m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, extractor fan, partial tiled elevations, spotlights, lino flooring.

Bedroom Three

11'2 x 8'6 (3.40m x 2.59m)

UPVC double glazed window, central heating radiator.

External

Front

Gated secure parking with two designated spaces, patio area, mature shrubbery.

Rear

Artificial grass, timber decking.

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