



4 CROSFIELD GROVE MANCHESTER

£160,000
FREEHOLD

Introducing this fantastic opportunity to acquire a three-bedroom terraced house, brimming with potential and awaiting a creative touch. Situated just off Hyde Road, a major artery into Manchester City Centre and conveniently leading out to the M60, this property offers an ideal location for those looking to blend urban living with easy access to the wider Manchester area. Upon entering, you'll find a spacious living area that provides a blank canvas, perfect for tailoring to your taste and lifestyle. The second reception room is a great size. The adjoining kitchen, while functional, is in need of modernisation to fully unlock its potential as the heart of the home. With a bit of vision, these spaces can be transformed into a contemporary haven ideal for both relaxation and entertaining. Upstairs, the property boasts three well-proportioned bedrooms. Each room offers ample space and is filled with natural light, promising to become cosy retreats once refurbished. The family bathroom, though currently in need of renovation, can be reimagined into a sleek, modern space. One of the standout features of this property is the recently installed boiler, ensuring efficient heating and hot water supply, a significant advantage for any renovation project. This modern addition provides a solid foundation upon which to build your dream home. The location is truly unbeatable, with Hyde Road facilitating straightforward commutes into Manchester City Centre and quick access to the M60 ring road for journeys further afield. The area is rich with amenities, from local shops and supermarkets to a variety of dining options, all within walking distance. Families will appreciate the proximity to two Ofsted-rated outstanding schools, making it a practical choice for those with young children. Contact Jacob Knight on 0161 660 0993 to arrange your viewing!









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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