

## 9 Ebberstone Street

, Manchester, M14 7NQ

\*NO CHAIN\* Park Lane Estate Agents are pleased to offer For Sale this two-bedroom terraced property on Ebberstone Street, a popular residential road boasting easy access to a wealth of amenities including schools, shops, restaurants, Manchester Royal Infirmary and transport links. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises an entrance hallway, front lounge, rear lounge, kitchen, stairs to the first-floor landing, master bedroom, second bedroom and family bathroom. Externally to the rear is an easy-to-maintain courtyard and brick-built storage outhouse. This property is ideal for first-time buyers or investors!

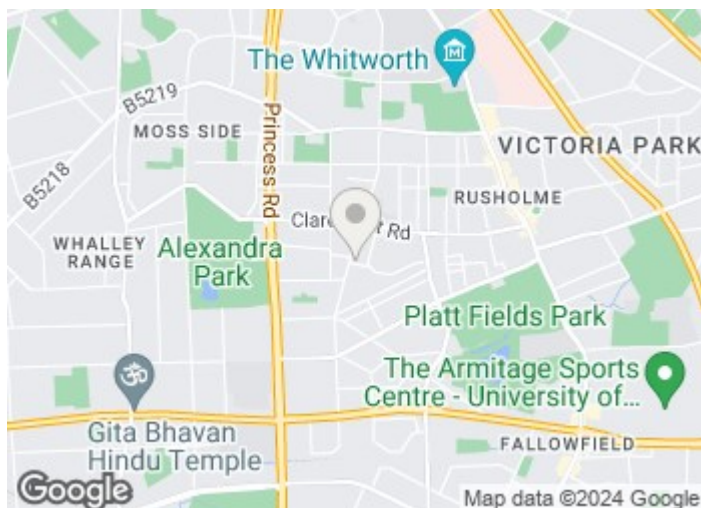
**Offers Over £169,999**

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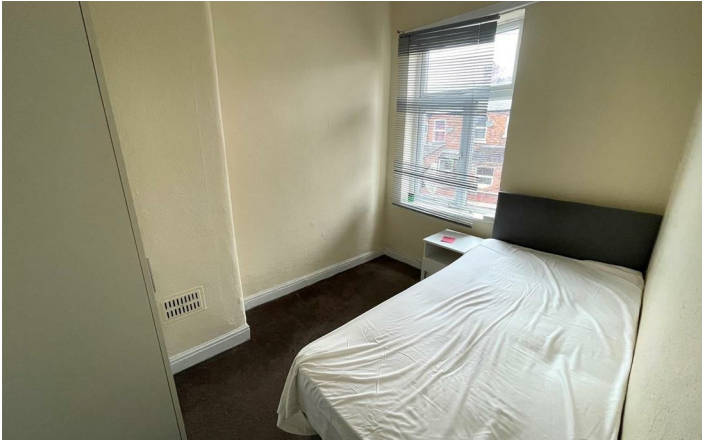
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- NO CHAIN
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- MODERN FAMILY BATHROOM
- EASY ACCESS TO A WEALTH OF AMENITIES
- REAR LOUNGE COULD BE USED AS A THIRD BEDROOM
- CONTACT US NOW TO ARRANGE YOUR VIEWING



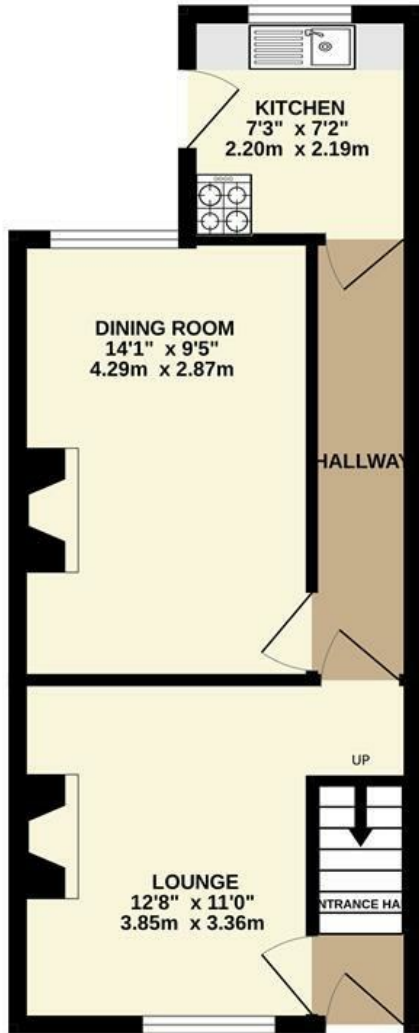
[Directions](#)



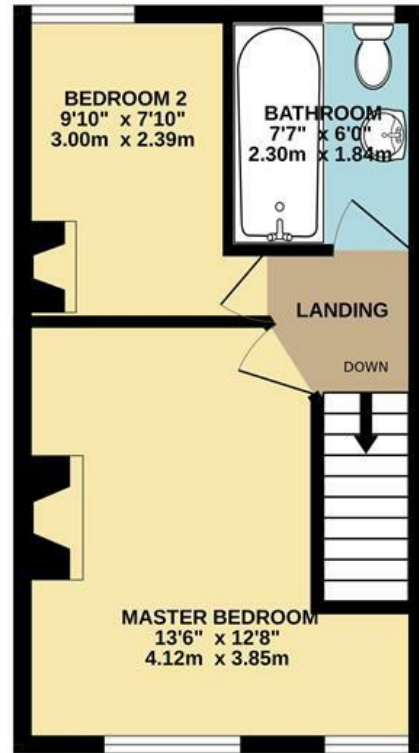


# Floor Plan

GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.4 sq.m.) approx.



**TWO BEDROOM MID TERRACE**

TOTAL FLOOR AREA : 641 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	