



Horse Chestnut Drive, Blackley, Manchester M9

- FREEHOLD
- BUILT IN 2018
- DOUBLE DRIVEWAY
- IDEAL FOR A GROWING FAMILY OR FIRST TIME BUYER
- DOWNSTAIRS WC
- QUIET CUL-DE-SAC
- AROUND 4 YEARS REMAINING ON THE NHBC
- MODERN & WELL PRESENTED THROUGHOUT
- CLOSE TO MANCHESTER CITY CENTRE
- EPC - B

Offers In Excess Of £260,000



Hunters proudly presents a meticulously maintained three bedroom end of terrace house on Horse Chestnut Drive in Blackley. Situated on a quiet cul-de-sac within a sought after development and boasting proximity to excellent schools, making it an ideal choice for both growing families and first time buyers seeking their perfect starter home.

Upon entering, you're greeted by an inviting entrance hallway that sets the tone. The ground floor a convenient guest WC, a modern kitchen, seamlessly blending style. Flowing from the kitchen is a cosy lounge/dining room with useful storage adorned with patio doors, offering a seamless transition to the rear garden, a perfect setting for relaxation and outdoor gatherings.

Upstairs reveals two generously sized double bedrooms alongside a versatile third bedroom, currently utilised as an office space. Completing this level is a tastefully designed family bathroom.

Externally, the property boasts a double driveway to the front, providing ample parking space, while the side access leads to a low maintenance rear garden which is a mixture of lawn and flagged patio.

Built in 2018, this property is within the landscaped 'Booth Hall' site in the Blackley district, this home is just over 4 miles north of Manchester's city centre. Residents can easily access by car or public transport, while enjoying the proximity to the expansive Boggart Hole Clough, a large woodland and urban country park offering an array of amenities for families. This property is also situated close to shops, supermarkets, schools, healthcare facilities such as North Manchester General Hospital, and educational institutions like North Manchester Sixth Form College. Additionally, Media City at Salford Quays just a short distance away.

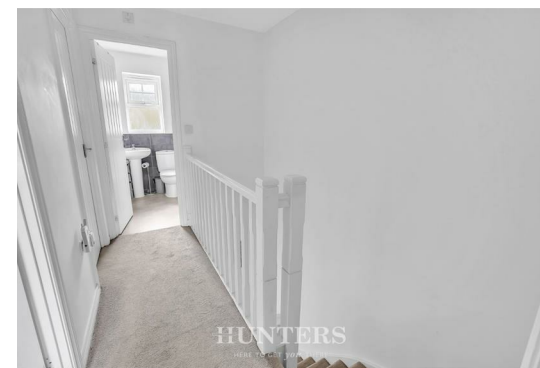
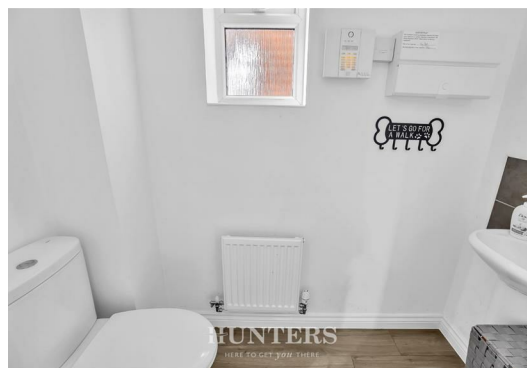
Viewings are highly recommended to fully appreciate the exceptional accommodation on offer.

Tenure: Freehold

Service Charge: approx. £100 per annum - details to be confirmed by Solicitors.

Council Tax Band: A

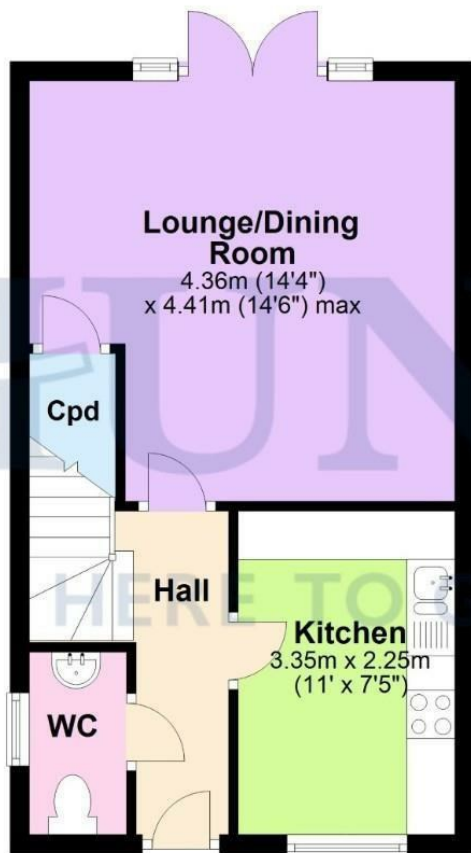
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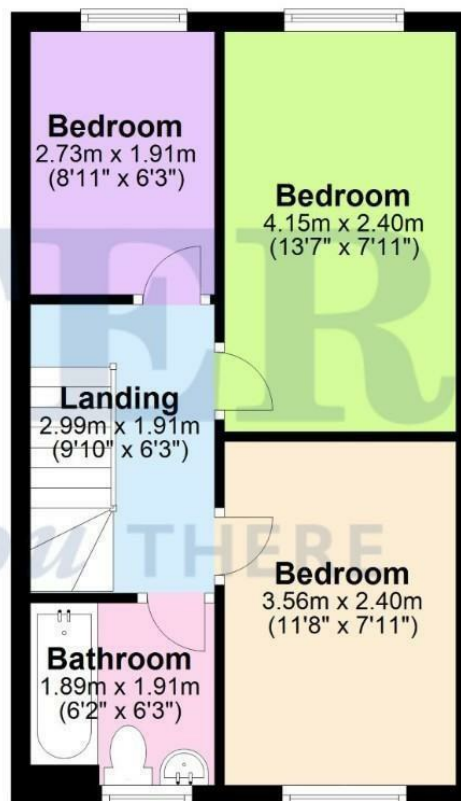
Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



Total area: approx. 68.9 sq. metres (742.0 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	

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

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