



Hexagon Close, Manchester M9

- FREEHOLD
- IMMACULATELY PRESENTED THROUGHOUT
- CLOSE TO NORTH MANCHESTER GENERAL HOSPITAL
- DOWNSTAIRS WC
- IDEAL FOR A GROWING FAMILY
- MASTER BEDROOM IN ATTIC BEDROOM WITH EN-SUITE
- SPACIOUS SECOND BEDROOM
- ALLOCATED PARKING IN SECURE CAR PARK

Asking Price - Offers In Excess Of £260,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present for sale this beautifully maintained three double bedroom mid terrace family home, located in the sought after of Higher Blackley, Manchester. Built in 2014 by the acclaimed Taylor Wimpey Homes, this property is perfect for families seeking a blend of modern design and convenience.

Upon entering, you are welcomed by a bright hallway that leads to a contemporary kitchen, designed with both functionality and style in mind. The large open plan lounge and dining area is elegantly decorated, creating a warm and inviting atmosphere. French doors provide a seamless transition to the private rear garden. A practical downstairs WC completes the ground floor.

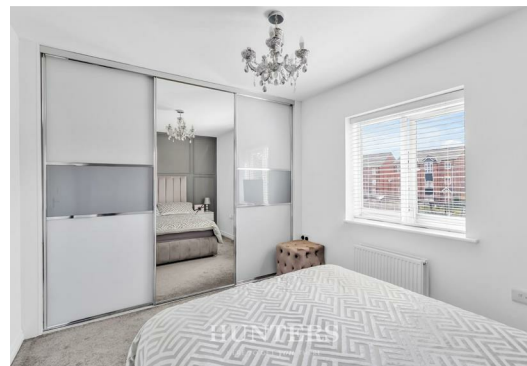
The first floor features a generous landing area, leading to two well sized bedrooms, and a modern family bathroom fitted with a WC, shower over bath, and hand wash basin. A staircase from the landing leads to the master bedroom located in the attic, which boasts its own ensuite bathroom.

Externally, the property offers a well kept expansive communal lawn at the front and a private rear garden with a lawn and patio area, perfect for family activities. Additionally, there is access to a communal car park with allocated parking for convenience.

This home is ideally located within walking distance of North Manchester General Hospital and is close to local shops, excellent transport links, and respected schools. It offers easy access to Manchester City Centre, just 4 miles away, and the M62 motorway network, making it an ideal spot for commuters.

A viewing is highly recommended to appreciate all this property has to offer.

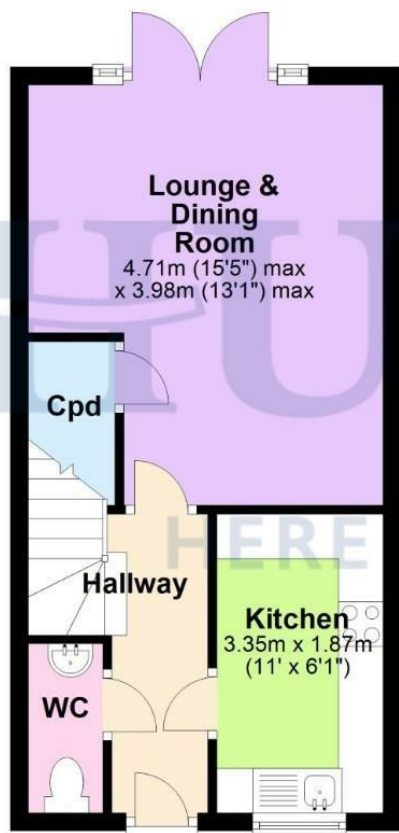
Tenure: Freehold
Service Charge: £427.60 p/a
EPC Rating: C
Council Tax Band: B





Ground Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



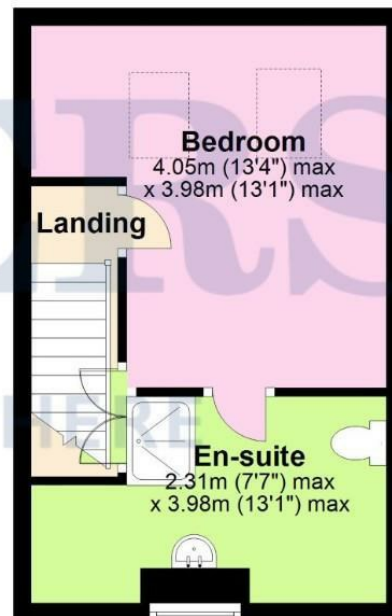
First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Second Floor

Approx. 25.8 sq. metres (277.2 sq. feet)



Total area: approx. 90.7 sq. metres (976.5 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.

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		90
(81-91) B	78	
(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

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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>