



## Haverfield Road, Manchester M9

- NO CHAIN
- EXCELLENT POTENTIAL
- THREE WELL PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- EPC RATING - C
- FREEHOLD
- IDEAL FOR INVESTORS
- USEFUL UTILITY ROOM
- CLOSE TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND - A

Price £180,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters are delighted to present for sale this spacious three bedroom terraced house on Haverfield Road, located in Blackley, Manchester. This property, while in need of a modernisation programme, offers substantial living space and is attractively priced for buyers looking to invest in a home with great potential. With the added advantage of being sold with no chain, it represents a unique opportunity for those with vision.

Upon entering through the porch, you are welcomed into a spacious hallway that provides seamless access to the various parts of the house. The ground floor features a large lounge, a well proportioned kitchen, a dining room, and a convenient utility room.

Upstairs, there are two generously sized double bedrooms, each offering ample space and the potential for personal customisation. The third bedroom, also spacious, can easily be transformed into a guest room or a versatile home office. The family bathroom includes a WC, hand wash basin, and a shower over the bath.

The property also includes on street parking and a paved front/side garden.

Situated in Blackley, this home benefits from proximity to a wealth of local amenities, including shops, schools, colleges and supermarkets. Manchester City Centre is easily accessible, making this property ideal for commuters. Additionally, the well connected motorway network is just a short distance away, enhancing the convenience of this location.

Contact us today to schedule a viewing and explore the potential that this property holds.

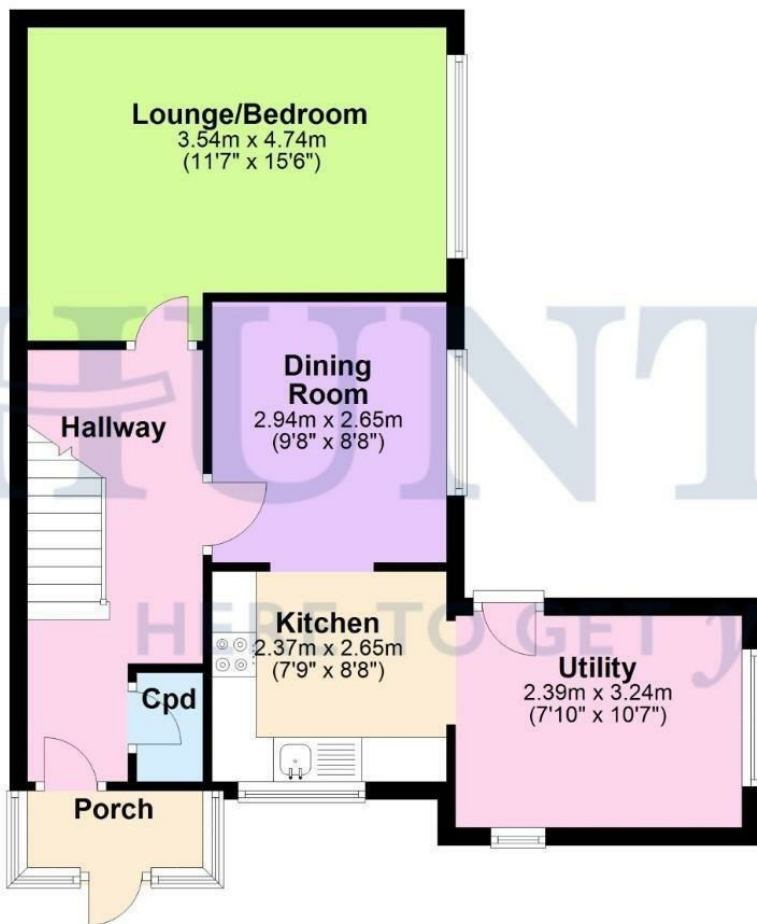
Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C





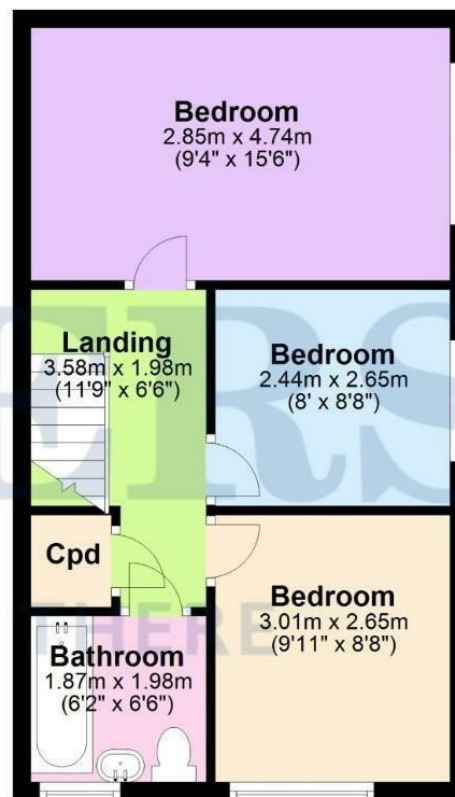
### Ground Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



### First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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