



Grange Drive, Manchester, M9

- FREEHOLD
- CLOSE TO MANCHESTER CITY CENTRE
- OPEN PLAN LIVING SPACE
- OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS
- THREE DOUBLE BEDROOMS
- EXCELLENT OPPORTUNITY
- COUNCIL TAX BAND - A

Offers Over £200,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present this charming three bedroom end of terrace home on Grange Drive, Manchester. Ideally positioned in a sought after location, this property offers a fantastic opportunity for first time buyers to create their ideal family home.

As you step into the welcoming entrance hall, you are greeted by a spacious and bright lounge, featuring a beautiful bay window that allows natural light to flood the room. This inviting space flows seamlessly into the open plan dining room and well proportioned kitchen, providing an excellent layout for everyday living. The kitchen offers direct access to a decked garden and patio area, creating an ideal space for families.

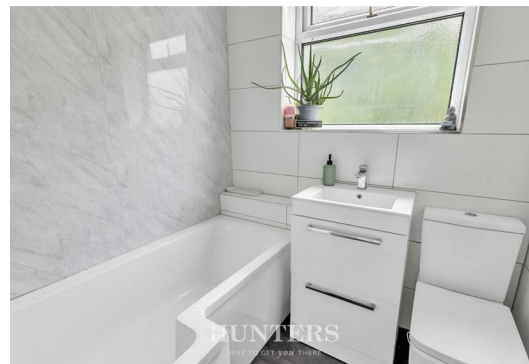
The first floor boasts three generously sized double bedrooms, offering versatile living options to suit your needs. The family bathroom on this level has been thoughtfully adapted, featuring a WC, shower over bath, and hand wash basin.

The front of the property is enhanced by low maintenance landscaping and off road parking, adding to the home's kerb appeal. The rear garden, accessible from the kitchen, is a delightful outdoor space.

Conveniently located close to a variety of local amenities, including shops, schools, and parks, this property also benefits from excellent transport links, providing easy access to Manchester city centre, ideal for commuters.

Viewing is highly recommended to fully appreciate the potential this property has to offer.

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





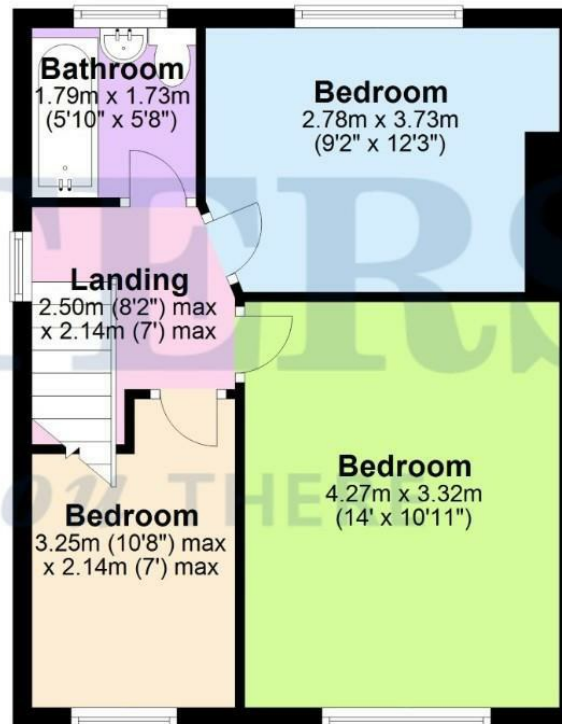
Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 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 | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 56 | |
| (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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