



## Kearsley Road, Manchester

- NO CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO MANCHESTER CITY CENTRE
- EASY REACH TO HEATON PARK
- OFF ROAD PARKING
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- LARGE REAR GARDEN
- CLOSE TO MOTORWAY LINKS

**Offers Over £180,000**

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

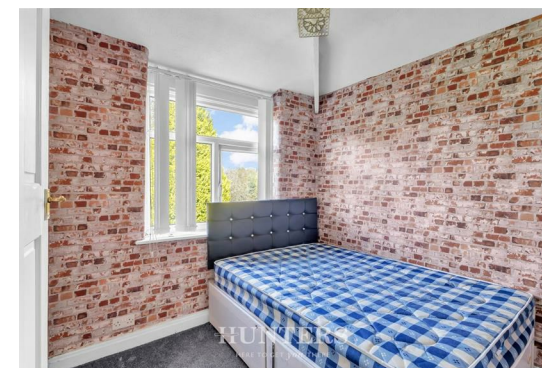
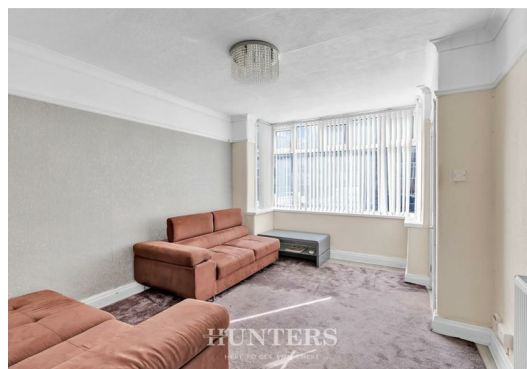
Hunters proudly present this two double bedroom end of terraced family home on Kearsley Road in Crumpsall. This property offers the perfect blend of modern living and convenient location, ideal for first time buyers and investors. The property is strategically situated close to Manchester City Centre, with North Manchester General Hospital just a short six-minute walk away. Excellent transport links, including nearby Metrolink tram stops, and proximity to the expansive Heaton Park further enhance its appeal.

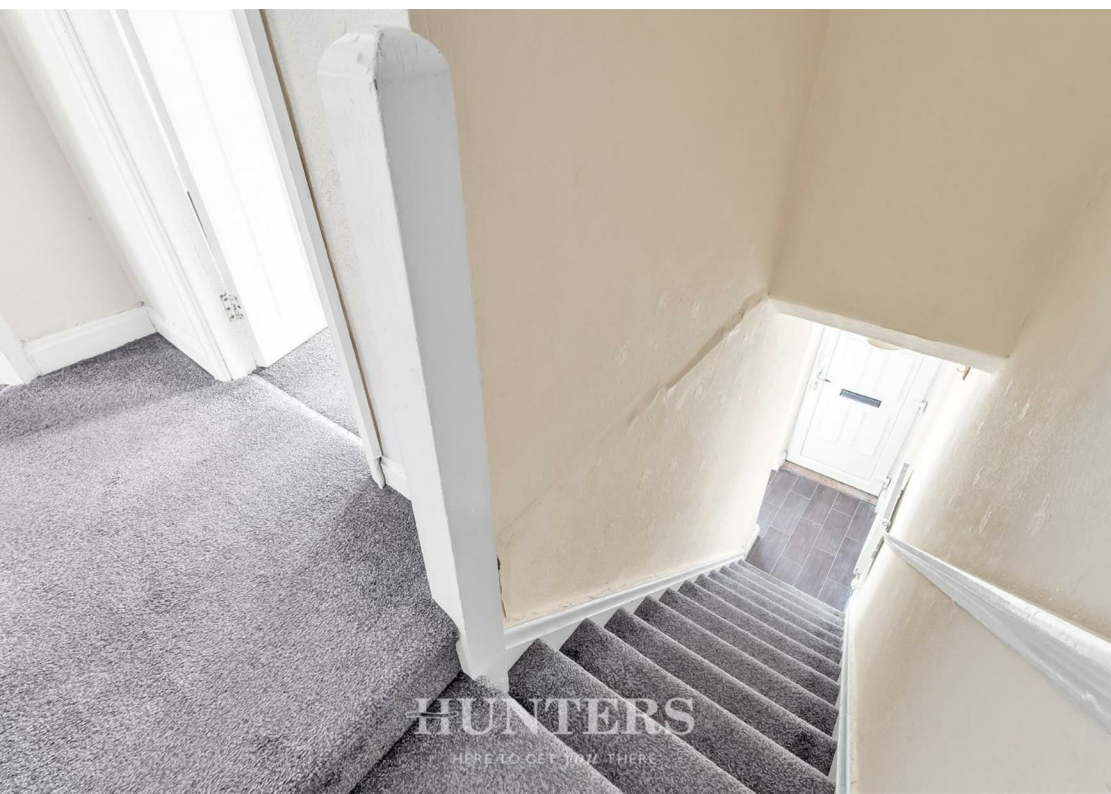
As you step into the home, you are welcomed into a hall that leads to the heart of the house. The expansive lounge offers warmth and comfort, providing a perfect space for relaxation. Adjacent to the lounge is a well-presented open plan kitchen and dining room. The kitchen then out to a large rear garden, offering an ideal outdoor space.

Upstairs, the property features two generously sized double bedrooms, each offering ample space and natural light. The upper floor is completed by a recently renovated family bathroom, featuring a WC, shower over bath, and hand wash basin, all finished to a high standard.

Located in a desirable area, close to local shops and amenities, this property is not only a comfortable family home. Don't miss the opportunity to make this stunning property your own.

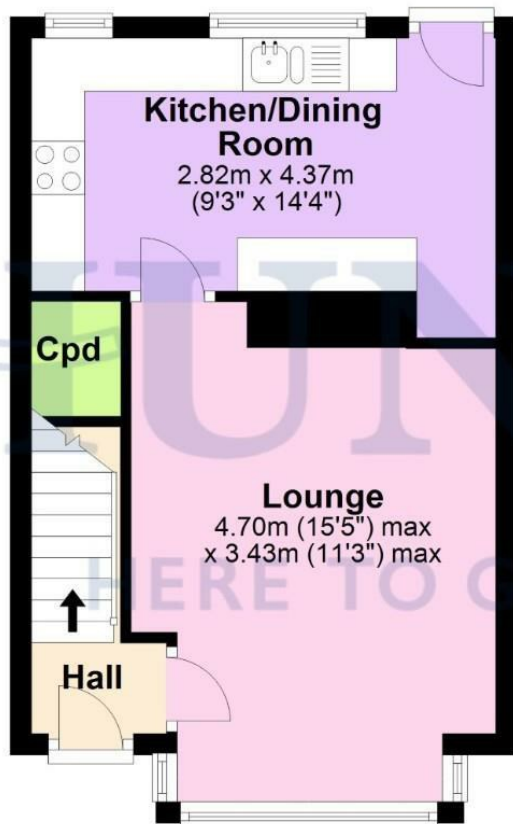
Tenure: Leasehold  
EPC Rating: D  
Council Tax: Band A





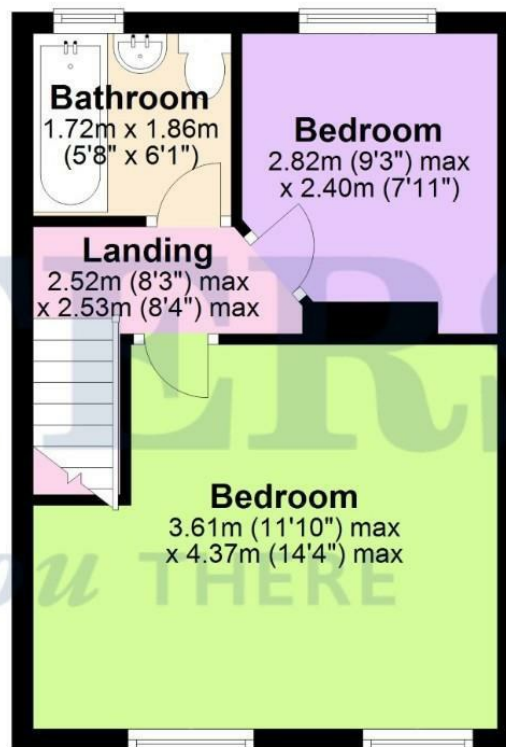
## Ground Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



## First Floor

Approx. 28.6 sq. metres (307.3 sq. feet)



Total area: approx. 58.6 sq. metres (631.0 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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