



Hill Lane, Manchester M9

- FREEHOLD
- FULLY REFURBISHED TO A HIGH STANDARD
 - DOWNSTAIRS WC
- CONVENIENT UNDER HOUSE STORAGE ROOM
 - EPC RATING - C
- NO CHAIN
- FRONT PRIVATE ASPECT
- THREE WELL PROPORTIONED BEDROOMS
- CLOSE TO MANCHESTER CITY CENTRE
 - COUNCIL TAX BAND - A

Price £240,000

HUNTERS[®]

HERE TO GET *you* THERE

Hunters are excited to present this beautifully refurbished three bedroom semi detached family home on Hill Lane, Manchester, offered with no onward chain. With an inviting entrance via steps or a walkway, the property is enhanced by a privet boundary that adds a sense of privacy. This home seamlessly blends modern comforts with stylish touches, featuring a newly fitted kitchen and a recently installed boiler with a five year warranty, perfect for a growing family.

Upon entry, you're welcomed by an open porch leading into a spacious hallway that flows into a bright, generously sized lounge. Thoughtfully decorated, the lounge creates a cosy and inviting atmosphere. The adjoining contemporary kitchen is brand new, offering ample room for dining and entertaining, and includes the added practicality of a ground floor WC. Upstairs, the property boasts three well proportioned bedrooms, all filled with natural light, providing plenty of space for a family. The modern family bathroom is designed with both style and functionality in mind.

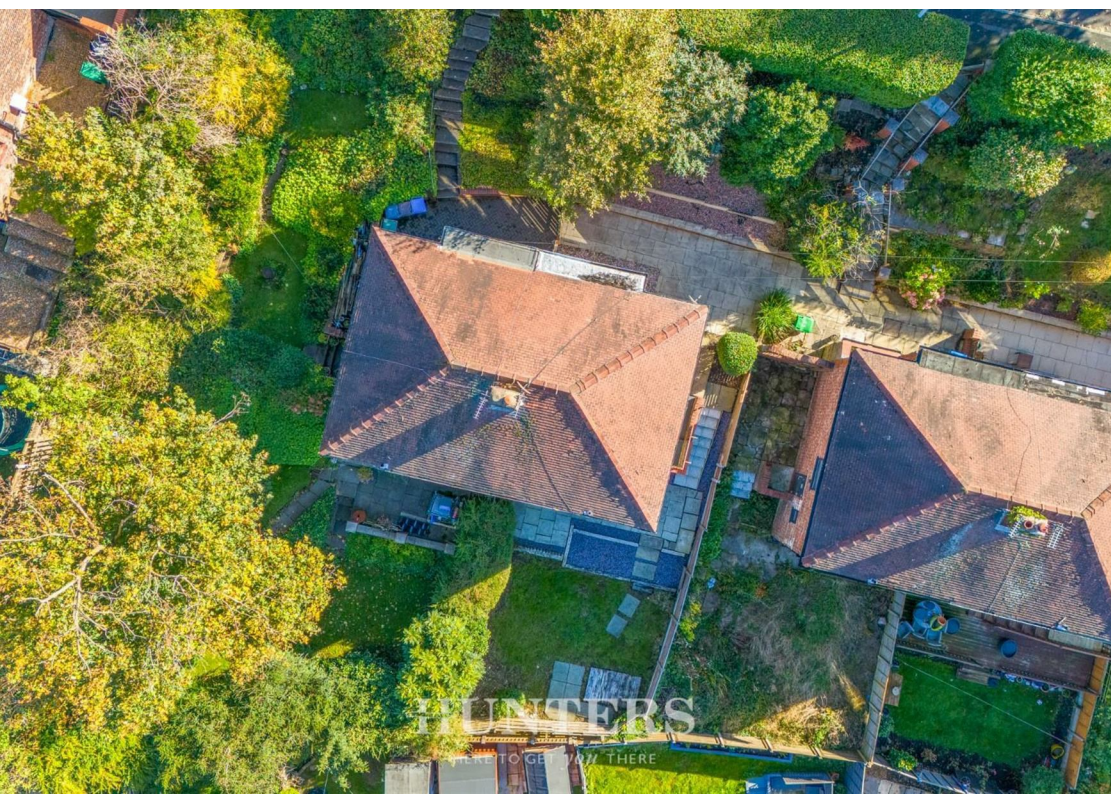
Outside, you'll find a well maintained, lawned garden, accessible via steps from both the side of the house and the kitchen. Ideal for family gatherings and relaxation, the garden also features under house storage room, adding valuable additional space.

Located in the highly desirable Hill Lane area, the home is within easy reach of excellent primary and secondary schools, local shops, supermarkets, and various amenities. The area offers fantastic access to leisure facilities, public transport links, and major motorways including the M60, M62, and M66.

This move-in-ready property is a perfect opportunity for families seeking a modern, comfortable home in a prime Manchester location.

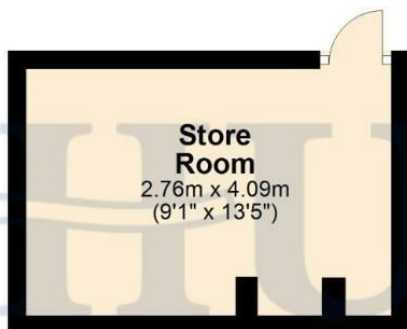
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





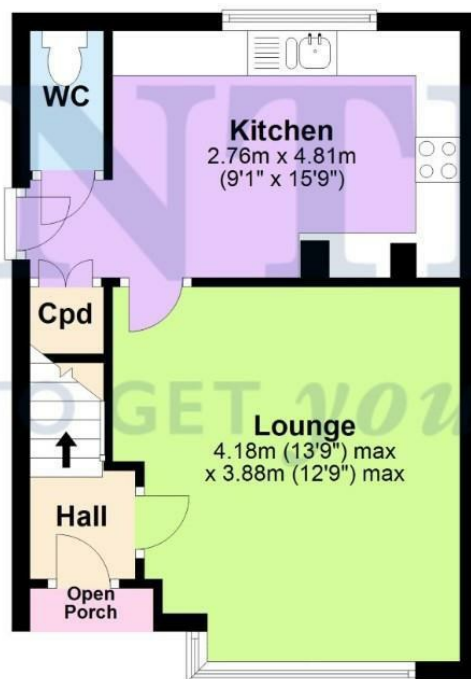
Lower Ground Floor

Approx. 11.3 sq. metres (121.4 sq. feet)



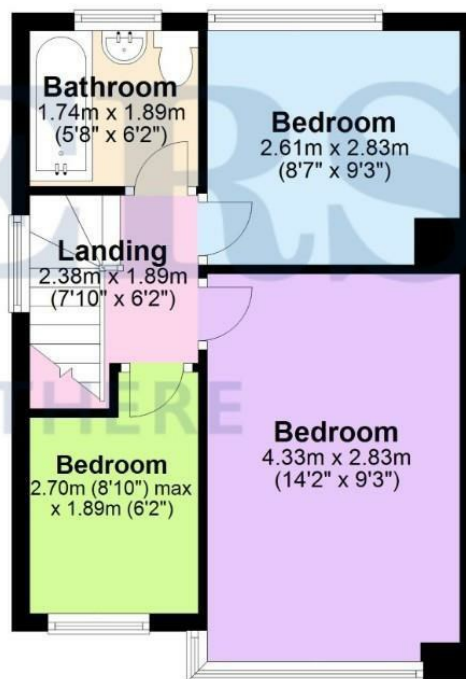
Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 76.9 sq. metres (827.8 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			86
(81-91) B			
(69-80) C		69	
(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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