



Chain Road, Manchester

- IN NEED OF RENOVATION
 - NO CHAIN
- PRICED ACCORDINGLY
- COUNCIL TAX BAND A
- FREEHOLD
- CLOSE TO LOCAL AMENITIES
- EPC RATED C

Offers Over £170,000

HUNTERS®
HERE TO GET *you* THERE

Hunters is pleased to offer this three-bedroom, FREEHOLD, end of terraced house on Chain Road in Blackley, available with NO ONWARD CHAIN. Although the property requires some modernisation, it presents a fantastic opportunity for a first-time buyer or investor to personalise and create their ideal family home.

As you enter, you are greeted by a spacious, bright lounge, bathed in natural light. This welcoming area leads into a well-sized kitchen, which offers access to the private rear garden. A convenient downstairs WC completes the ground floor.

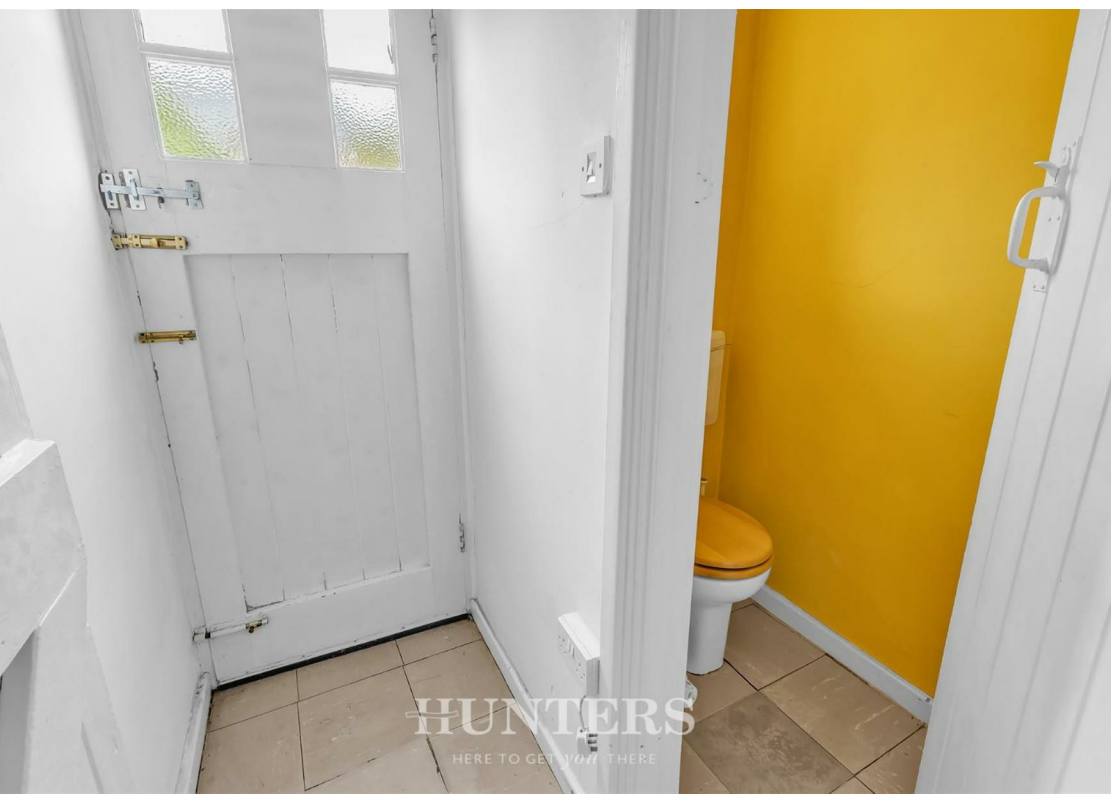
Upstairs, the landing leads to two generous double bedrooms and a flexible third bedroom, ideal for a variety of uses. The upper floor also includes a two-piece bathroom.

The property is well-positioned close to local amenities such as shops, schools, and parks. Excellent transport links offer quick access to Manchester city centre, making it a perfect spot for commuting.

A viewing is highly recommended to fully appreciate the great potential this property has to offer.

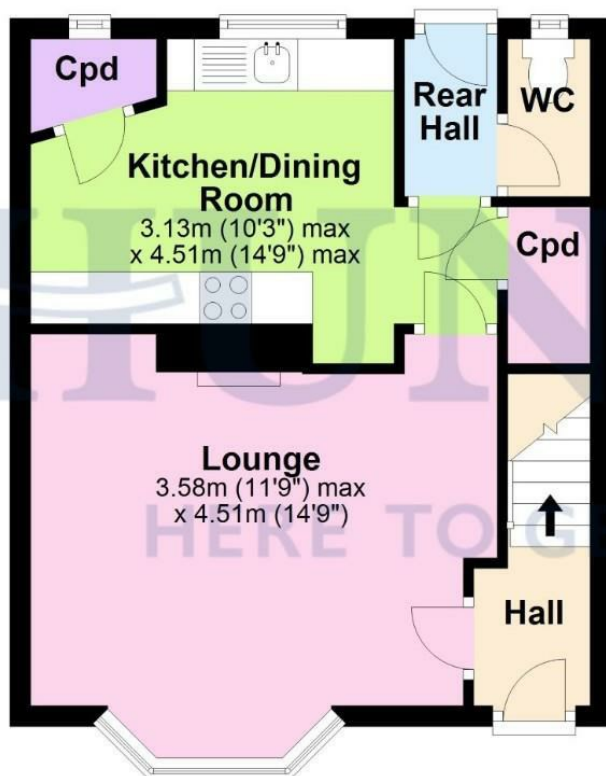
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





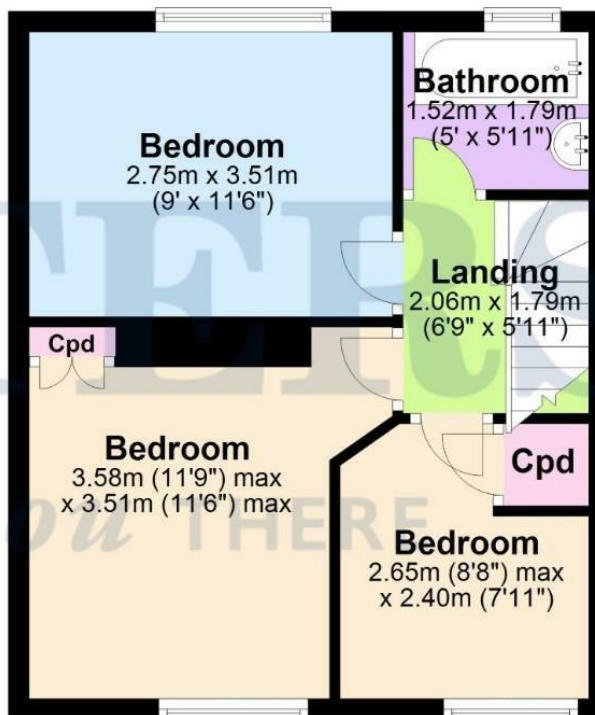
Ground Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 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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