



Coulsden Drive, Manchester, M9

- FREEHOLD
- DETACHED GARAGE
- QUIET CUL DE SAC
- READY TO MOVE INTO
- TWO DOUBLE BEDROOMS
- PLOT OF LAND TO THE REAR
- TRANSPORT LINKS INTO CITY CENTRE
- COUNCIL TAX BAND B

Asking Price £210,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present for sale this TWO DOUBLE BEDROOM, FREEHOLD SEMI-DETACHED BUNGALOW on Coulsden Drive, Blackley. Tucked away in a peaceful cul-de-sac, this property is an ideal choice for first-time buyers or those looking to downsize.

As you enter, you are welcomed by a long hallway that leads effortlessly into a spacious lounge, bathed in natural light, setting a warm and inviting atmosphere throughout the home. The property offers two well-sized double bedrooms, one located at the front and the other at the rear, adjacent to the kitchen/dining area.

Externally, the bungalow features a well-maintained rear garden, with an additional plot of land beyond, offering plenty of space for family activities. There is also a detached garage and a driveway with ample space for multiple vehicles.

Situated in the highly desirable Blackley area, the property is conveniently close to excellent primary and secondary schools, local shops, supermarkets, and a range of amenities. The location provides fantastic access to leisure facilities, public transport links, and major motorways, including the M60, M62, and M66.

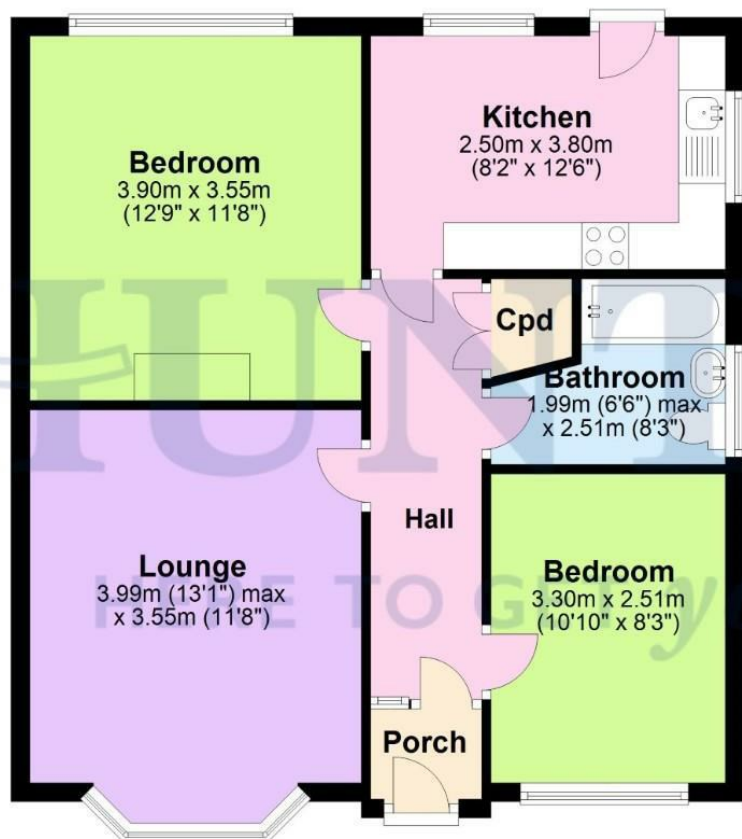
Tenure: Freehold
EPC Rating: D
Council Tax Band: B





Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



Outbuilding

Approx. 15.4 sq. metres (166.1 sq. feet)



Total area: approx. 75.4 sq. metres (811.7 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.

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		84
(69-80) C	67	
(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

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.



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