



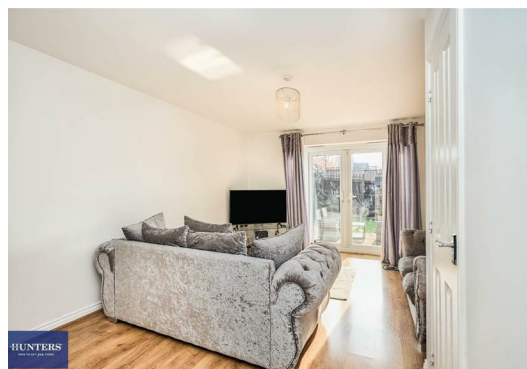
## Hexagon Close, Manchester, M9

- FREEHOLD
- MASTER BEDROOM IN ATTIC BEDROOM WITH EN-SUITE
- SPACIOUS SECOND BEDROOM
- ALLOCATED PARKING IN SECURE CAR PARK
- IDEAL FOR A GROWING FAMILY
- CLOSE TO NORTH MANCHESTER GENERAL HOSPITAL
- DOWNSTAIRS WC
- COUNCIL TAX BAND B

**Price £250,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this THREE BEDROOM, FREEHOLD SEMI DETACHED family home, located in the highly sought after area of Higher Blackley, Manchester. Built in 2014 by the renowned Taylor Wimpey Homes, this property is an ideal choice for families seeking a perfect blend of modern living and convenience.



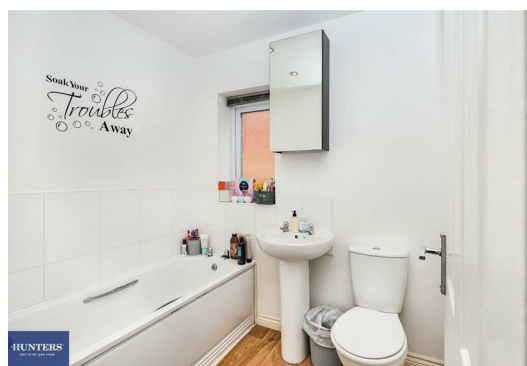
Upon entering, you are greeted by a bright hallway that leads to a contemporary kitchen, thoughtfully designed for both functionality and style. The spacious open plan lounge and dining area is tastefully decorated, creating a welcoming and comfortable space. French doors open to a private rear garden, offering a seamless indoor outdoor experience. A practical downstairs WC completes the ground floor layout.



Upstairs, a generous landing area leads to two well proportioned bedrooms and a family bathroom, which includes a WC, shower over the bath, and a hand wash basin. A staircase from the landing ascends to the master bedroom in the attic, featuring its own ensuite bathroom.



Externally, the property benefits from a well maintained private rear garden, with artificial grass and a patio area, ideal for family gatherings and outdoor activities. The property also offers access to a communal car park with an allocated parking space for added convenience.

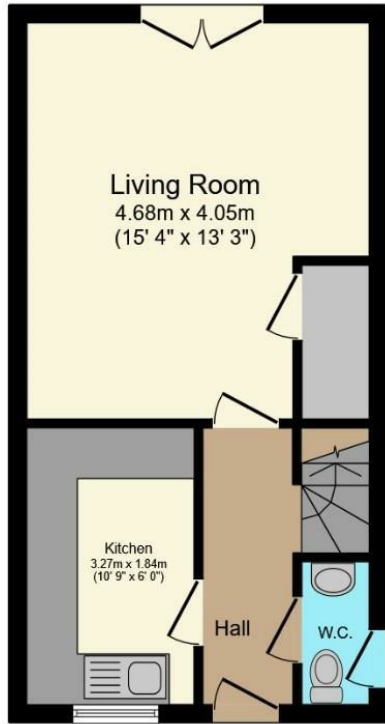


Perfectly located within walking distance of North Manchester General Hospital, and close to local shops, excellent transport links, and reputable schools, this home offers easy access to Manchester City Centre (just 4 miles away) and the M62 motorway network, making it a prime location for commuters.

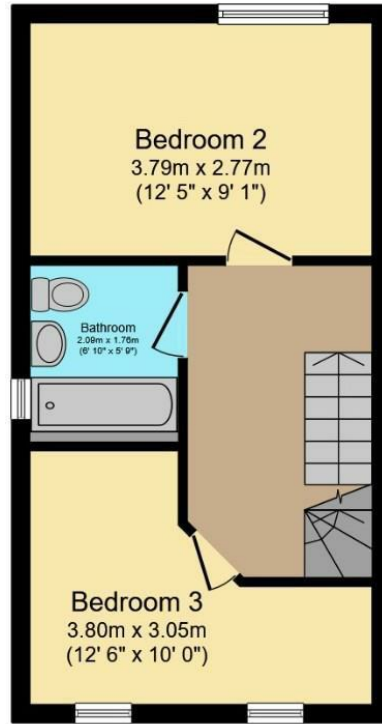
A viewing is strongly recommended to fully appreciate everything this property has to offer.

Tenure: Freehold  
Service charge: £400  
EPC Rating: C  
Council Tax Band: B

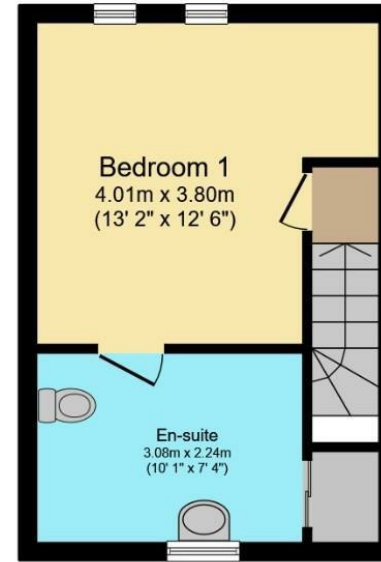




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 90.1 m<sup>2</sup> (970 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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>		<b>88</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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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