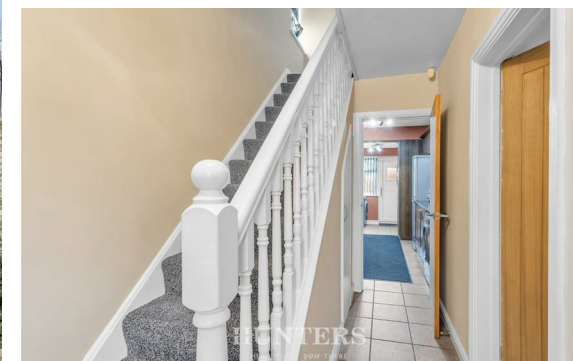




## Leroy Drive, Manchester M9

- DOUBLE REAR EXTENTSION
- WALKING DISTANCE TO BOGGART HOLE CLOUGH
- SOUGHT AFTER LOCATION
- CUL-DE-SAC
- DRIVEWAY AND GARAGE
- GREAT FAMILY HOME
- APPROX 4 MILES TO MANCHESTER
- COUNCIL TAX BAND B

Offers In Excess Of £265,000

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

Hunters are delighted to present this beautifully extended three bedroom semi detached family home, nestled on a generous corner plot on the highly sought after Leroy Drive. Located in a tranquil cul-de-sac just off Polefield Road in Blackley, this property offers a fantastic opportunity for family living in a desirable area.

Perfectly situated just 4 miles from Manchester city centre, this home enjoys easy access to local shops, schools, and transport links. Additionally, it's within close proximity to the picturesque Boggart Hole Clough and major motorway networks, including the M60 and M62, offering excellent connectivity.

The property has been thoughtfully enhanced with a double storey rear extension, creating an abundance of additional living space, making it ideal for a growing family. The ground floor comprises a porchway opening into a welcoming entrance hall, a spacious lounge/diner, and a well equipped kitchen. Upstairs, you'll find three generously proportioned bedrooms, along with a large family bathroom featuring a separate bath and walk in shower.

Externally, the home boasts expansive front, side, and rear gardens, providing plenty of outdoor space. There is also off road parking and a garage with convenient front and rear access.

Properties like this rarely become available on Leroy Drive, making this an exceptional opportunity. We highly recommend an early viewing to avoid missing out.

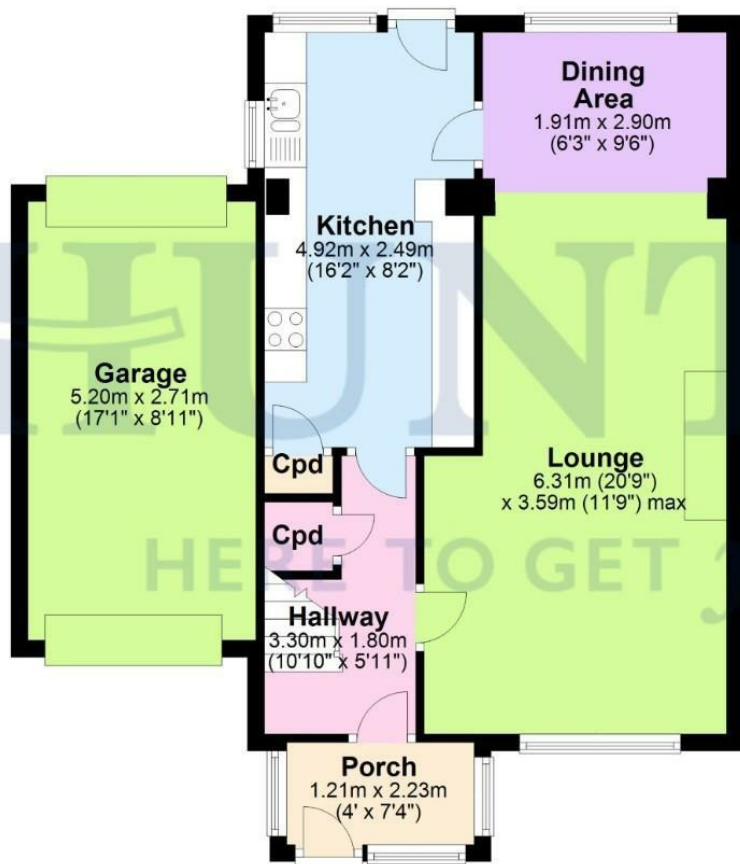
Tenure - Leasehold - 895 years remaining  
Ground Rent - £7.00 per annum  
Council Tax Band - B  
EPC Rating - C





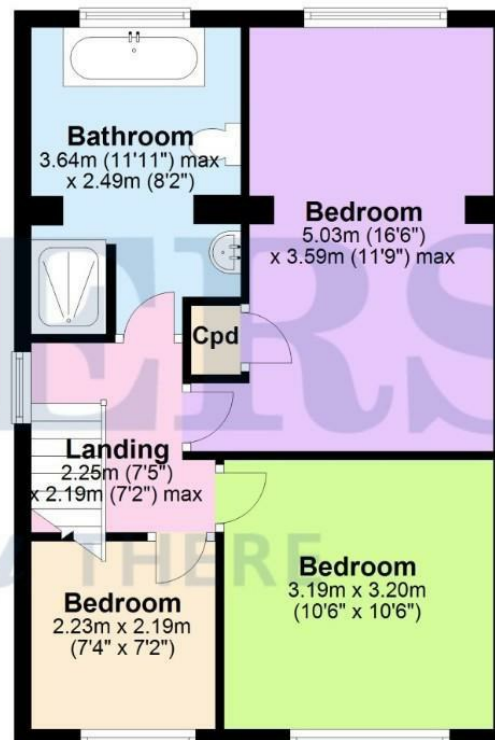
## Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



## First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 109.1 sq. metres (1174.1 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.

## 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>                            |                         |           |
| (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

## 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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>