



Clough Road, Manchester M9

- NO CHAIN
- IN NEED OF MODERNISATION
- OPEN PLAN ACCOMMODATION
- IDEAL FOR A GROWING FAMILY
- EPC - C
- FREEHOLD
- EXPANSIVE REAR GARDEN
- THREE WELL PROPORTIONED BEDROOMS
- CLOSE TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND - A

Asking Price £190,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are thrilled to offer for sale this spacious and charming three bedroom mid terraced home, ideally located on Clough Road in the popular area of Blackley, Manchester, offered with no chain. Although the property is in need of modernisation, it is full of character and offers an excellent opportunity for buyers to make their mark, transforming it into a wonderful family home. With generous living spaces, a sizeable rear garden, and fantastic potential, this property is sure to capture the interest of anyone looking for a home to personalise and enjoy for years to come.

As you step through the welcoming hallway, you'll immediately notice the expansive open plan lounge and dining area. This versatile space is perfect for family living and entertaining. The adjacent kitchen, though in need of updating, offers plenty of potential for those looking to create a contemporary space. Beyond the kitchen through French doors, a true highlight of the property is the large, well maintained rear garden.

Upstairs, the property features three well sized bedrooms, all offering excellent potential for customisation. The second bedroom, in particular, benefits from scenic views over the rear garden. The property also includes a shower room, ideal for family use.

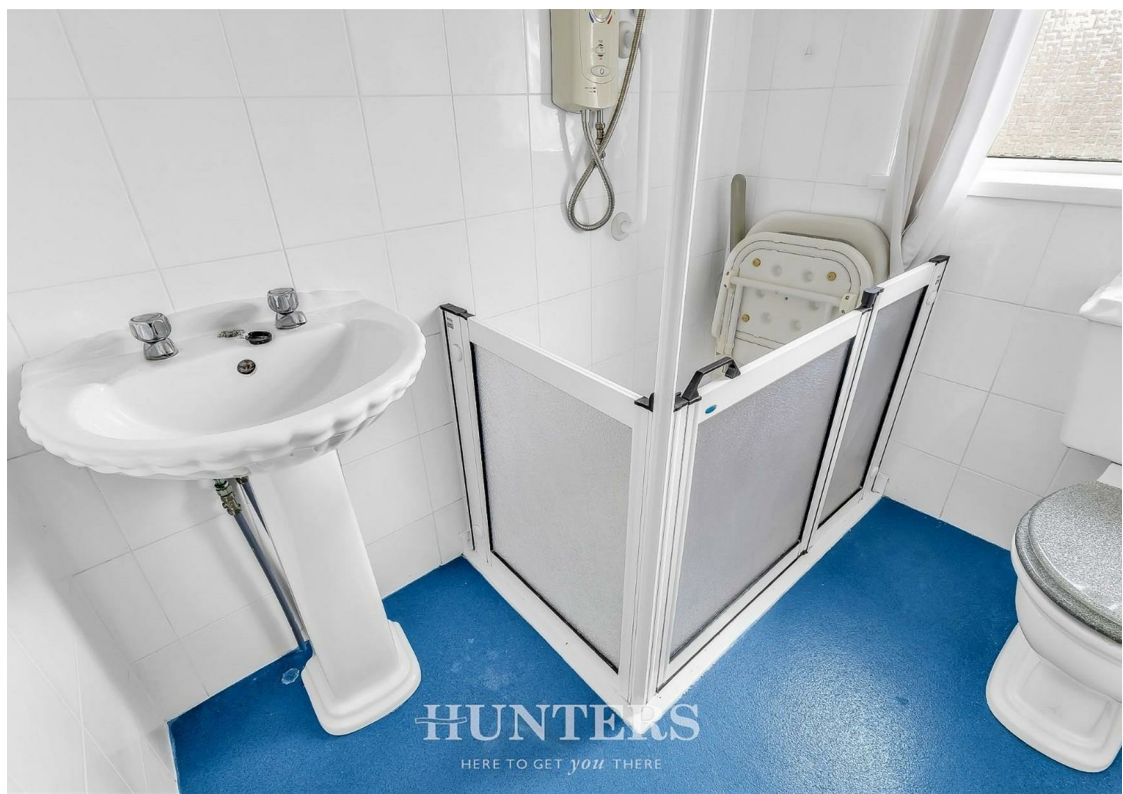
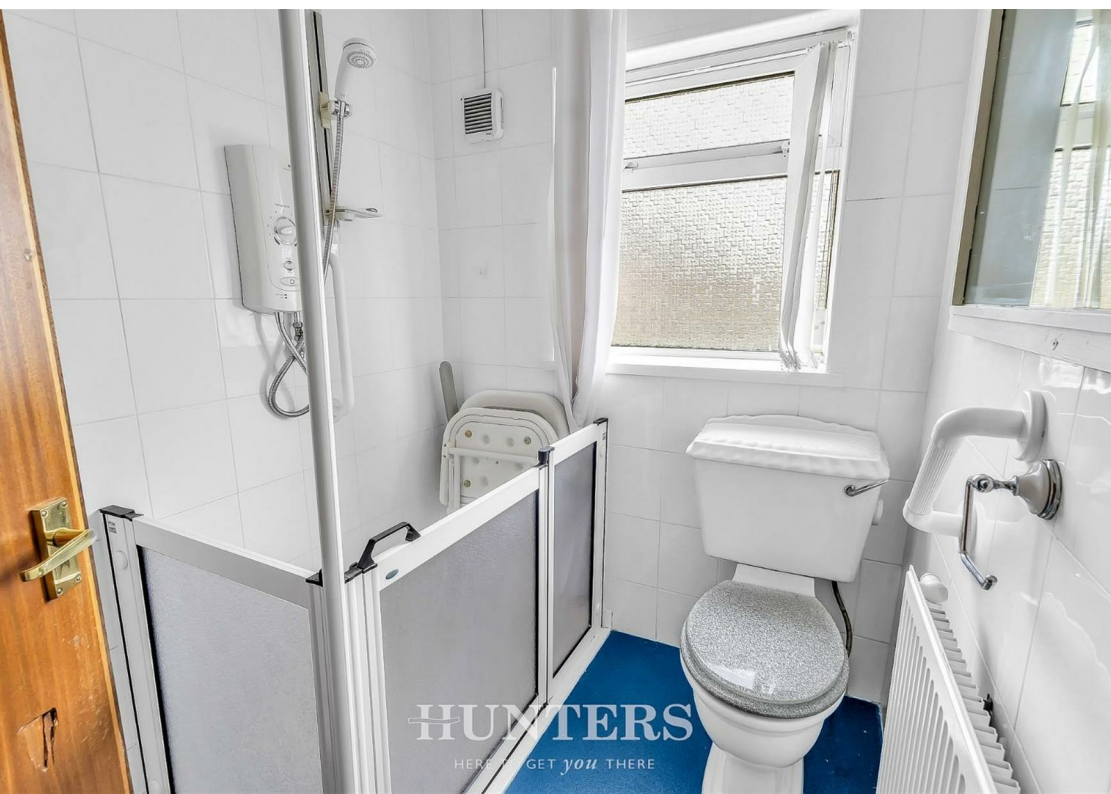
To the front of the property, there is on road parking and a neatly presented yard area, adding to the home's kerb appeal.

Located in the highly desirable area of Blackley, this property is ideally positioned within close proximity to local schools, a range of shops, and essential amenities. Excellent transport links are available, with easy access to the motorway network and just a short commute to Manchester City Centre.

With its desirable location and immense potential, early viewing is highly recommended to fully appreciate what this property has to offer. Don't miss out on the chance to make this house your perfect home.

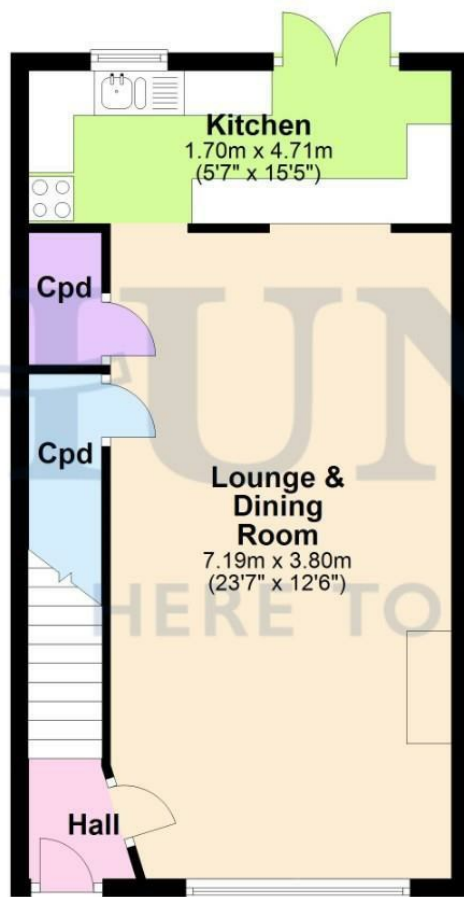
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





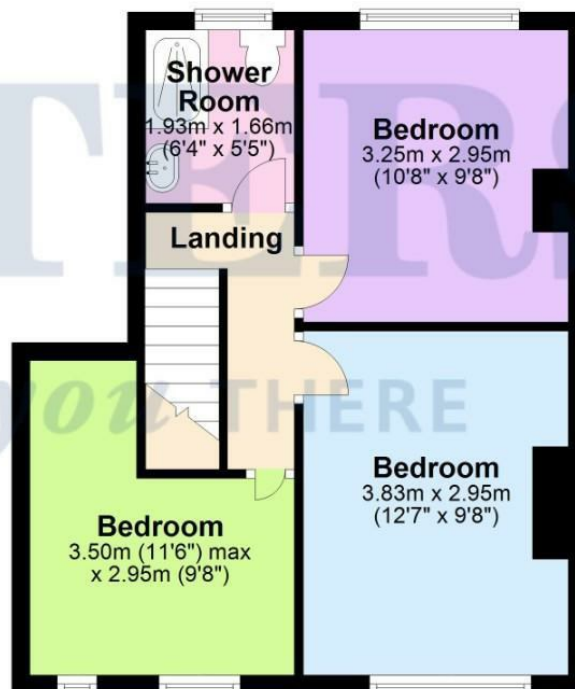
Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 80.6 sq. metres (867.7 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		89
(81-91) B	74	
(69-80) C		
(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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