

Meverley Road, Manchester

- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS
- EXCELLENT OPPORTUNITY
- EPC RATED C
- READY TO MOVE INTO
- CLOSE TO MANCHESTER CITY CENTRE
- POPULAR LOCATION CLOSE TO HEATON PARK
- COUNCIL TAX BAND A

Offers Over £165,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present this delightful two-bedroom terraced home, located on the ever-popular Meverley Road in Manchester.

Set in a highly sought-after area and offered as a FREEHOLD, this property presents a fantastic opportunity for first-time buyers to put their personal stamp on a future family home.

Upon entering, you're welcomed into a bright and spacious lounge, enhanced by a charming bay window that fills the space with natural light. The lounge leads seamlessly into an open-plan breakfast room and a generously sized kitchen—ideal for modern day living. The kitchen also opens out onto a patio area, perfect for enjoying outdoor family time.

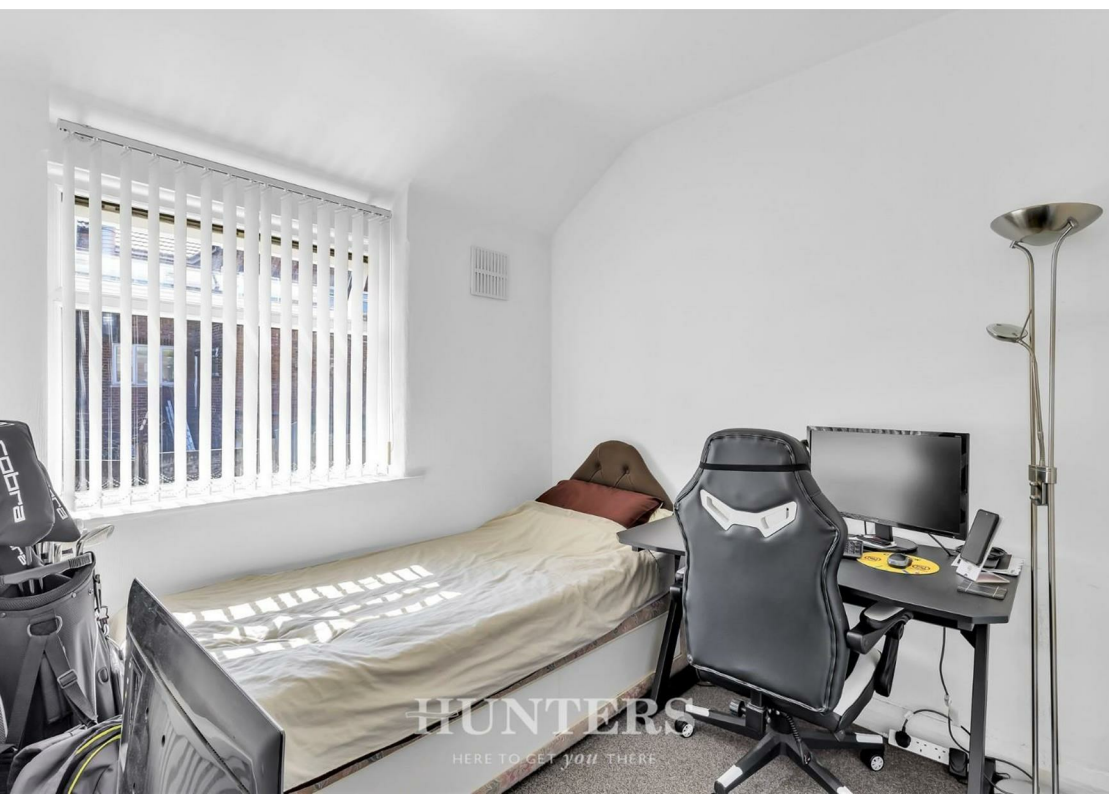
Upstairs, you'll find two well-proportioned double bedrooms offering flexibility for a variety of lifestyle needs. The family bathroom has been practically designed, complete with a WC, shower-over-bath, and wash basin.

Situated within close reach of local amenities including shops, schools, and parks, the property is also well connected by excellent transport links, providing easy access to Manchester city centre—ideal for daily commuters.

****Early viewing is strongly advised to appreciate the full potential of this charming home.****

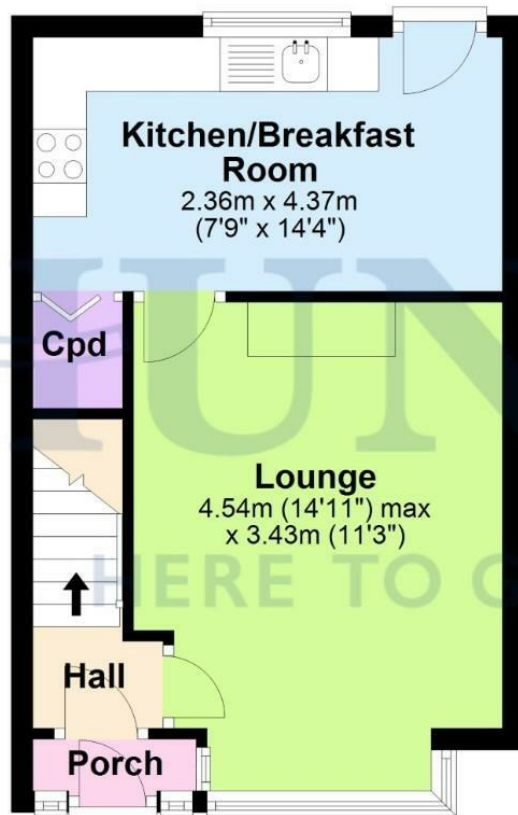
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





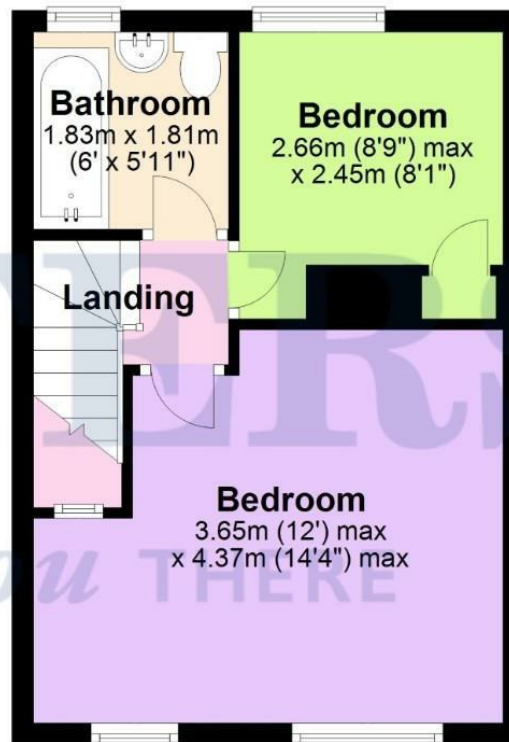
Ground Floor

Approx. 30.2 sq. metres (324.7 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 58.2 sq. metres (626.2 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		90
(81-91) B		
(69-80) C	71	
(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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