

Crab Lane, Manchester

- NO CHAIN
- REAR EXTENSION
- SEPARATE DINING ROOM
- IN NEED OF A PROGRAMME OF MODERNISATION
- OFF ROAD PARKING
- FREEHOLD
- DOWNSTAIRS SHOWER ROOM
- POPULAR RESIDENTIAL LOCATION
- AROUND 5 MILES TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND A

Asking Price £180,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are proud to present this charming and characterful extended two-bedroom end-terrace cottage, ideally located just off Victoria Avenue on the sought-after Crab Lane in Blackley.

This delightful home is rich in period features, which are best appreciated through an internal viewing. It presents a fantastic opportunity for first-time buyers or those looking to downsize.

The ground floor welcomes you with a spacious lounge that opens seamlessly into the dining room, creating a comfortable and versatile living space. To the rear, the extension features a well-equipped kitchen, a shower room, and a rear hallway, which also provides direct access to the rear garden.

Upstairs, the property offers two generously sized double bedrooms and a family bathroom complete with a bathtub, WC, and hand wash basin.

A standout feature of this home is the off-road parking to the rear, providing space for multiple vehicles—an excellent benefit in this popular location.

Crab Lane is perfectly positioned in Blackley, Manchester, offering easy access to a range of local amenities, schools, green spaces, and public transport links. Manchester City Centre is also within close reach, making this a prime spot for commuters.

With its desirable location, period charm, and excellent value, this property represents a superb opportunity. Early viewing is highly recommended.

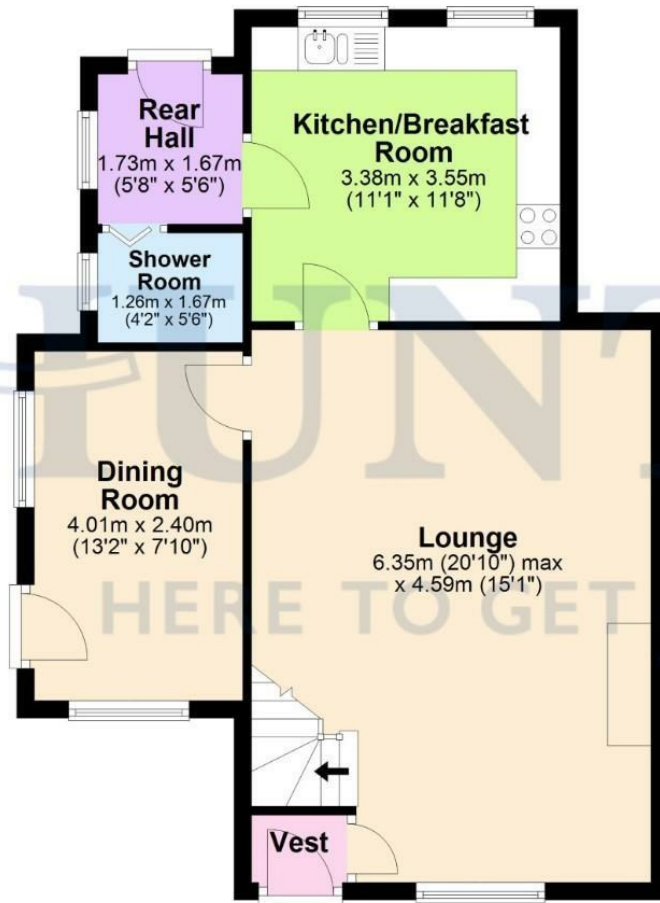
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





Ground Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.4 sq. feet)




Total area: approx. 87.2 sq. metres (938.8 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		83
(69-80) C	72	
(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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