



## Haverfield Road, Blackley, Manchester

- FREEHOLD
- EXCELLENT POTENTIAL
- IDEAL FOR INVESTORS
- COUNCIL TAX BAND - A
- UTILITY ROOM AND DOWNSTAIRS WC
- OFF ROAD PARKING
- THREE WELL PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO NORTH MANCHESRTER HOSPITAL
- SPACIOUS PROPERTY

**Asking Price £200,000**



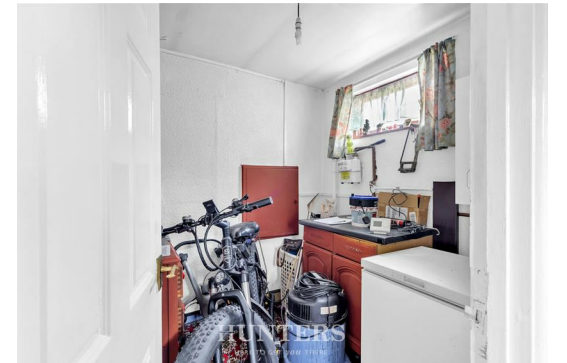
Welcome to this charming mid-terrace house located on Haverfield Road in the vibrant area of Blackley, Manchester. This delightful property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, it offers ample space for families or those seeking extra room for guests or a home office.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. One of the standout features of this property is the off-road parking, providing a secure space for one vehicle, a valuable asset in this bustling area.

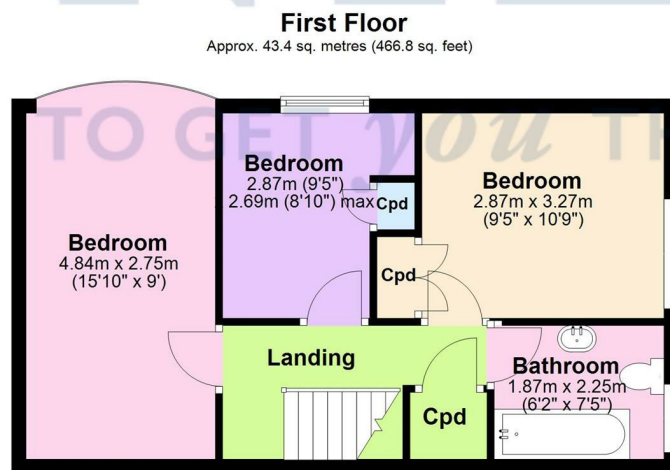
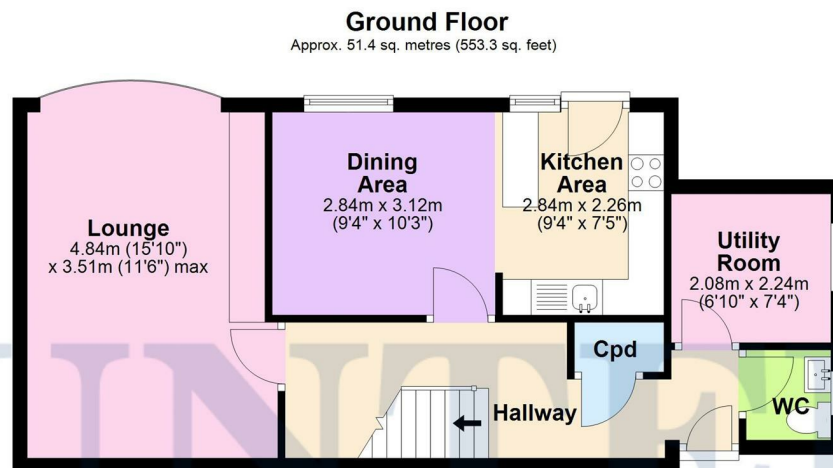
Situated close to Manchester city centre, residents will enjoy easy access to a wealth of amenities, including shops, restaurants, and cultural attractions. Additionally, the property is in proximity to North Manchester Hospital, making it an ideal choice for healthcare professionals or those who appreciate the convenience of nearby medical facilities.

This home presents a wonderful opportunity for anyone looking to settle in a lively community while still being within reach of the city's vibrant offerings. With its appealing layout and prime location, this property is not to be missed.

EPC: TBC  
TENURE: FREEHOLD  
COUNCIL TAX: BAND A







Total area: approx. 94.8 sq. metres (1020.1 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>                            | 77                                                                                                          | 83        |
| (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.



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