



Broomhall Road, Manchester M9

- REAR SINGLE STOREY KITCHEN EXTENSION
 - BRAND NEW MODERN BATHROOM
- BEAUTIFULLY PRESENTED MODERN KITCHEN
 - IDEAL FOR FIRST TIME BUYERS
 - CLOSE TO LOCAL AMENITIES
- IMMACULATLEY PRESENTED THROUGHOUT
 - TWO RECEPTION ROOMS
 - THREE GOOD SIZED BEDROOMS
- AROUND 4 MILES TO MANCHESTER CITY CENTRE
 - EPC RATING C

Asking Price £220,000



Hunters are delighted to present this beautifully extended and immaculately maintained three bedroom mid terraced home, ideally situated on the ever popular Broomhall Road in Blackley, Manchester.

Upon entering, you're greeted by a bright and inviting lounge, complemented by a charming bay window that floods the room with natural light. This welcoming space flows effortlessly into an open plan dining area and a spacious, modern kitchen, complete with a range of integrated appliances and a handy larder cupboard, perfect for contemporary family living.

Upstairs, the property boasts two generous double bedrooms and a larger than average third bedroom, offering excellent versatility to suit your lifestyle, whether as a home office, nursery, or guest room. The brand new family bathroom has been stylishly designed and features a shower over bath, WC, and wash basin.

Externally, the home enjoys well maintained gardens to the front and rear. The rear garden is accessed via steps from the kitchen and through a shared ginnel, providing a private outdoor retreat. The gated front garden adds further curb appeal, and with the kerb already dropped, the potential to add off road parking (subject to planning) is a fantastic bonus.

Located close to a range of local amenities including schools, shops, and parks, and with excellent transport links providing swift access to Manchester city centre, this property is ideal for commuters and families alike.

Early viewing is highly recommended to fully appreciate the space, quality, and potential this delightful home has to offer.

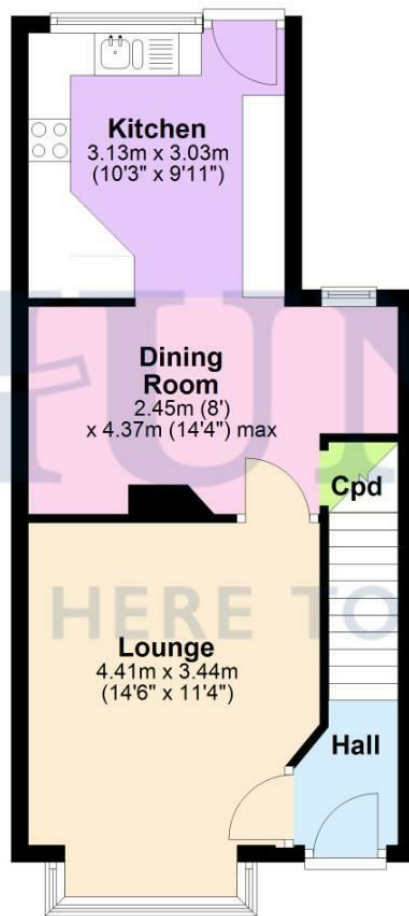
Tenure: Leasehold (approx. 940 years remaining)
Ground Rent: £7.50 per annum
EPC Rating: C
Council Tax Band: B





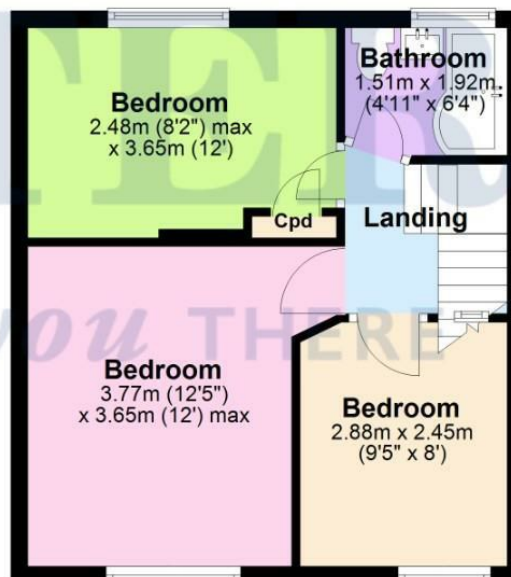
Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 74.8 sq. metres (804.6 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		
(69-80) C	73	79
(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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