



## Northfield Road

New Moston, Manchester, M40 3SY

Price £230,000



- CONVENIENTLY LOCATED
- 2 BEDROOMS + LOFT
- GAS CENTRAL HEATING
- LARGE RERA GARDEN
- EPC RATING C

- END TERRACE
- 2 RECEPTION ROOM
- UPVC DOUBLE GLAZING
- DRIVEWAY

# Northfield Road

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Nestled on Northfield Road in New Moston, this charming end terrace house presents an excellent opportunity for those seeking a well-appointed home in a popular and convenient location. With easy access to the vibrant city centre, this property is ideal for both professionals and families alike.

The house boasts a welcoming reception room, perfect for relaxation or entertaining guests. There are two bedrooms, providing ample space for restful nights. The property also features two modern bathrooms, ensuring convenience for all occupants. An additional loft room offers versatility, whether it be used as a study, playroom, or extra storage space.

The home is well presented, showcasing a blend of contemporary style and comfort. It benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the property includes a driveway for one vehicle, providing off-road parking. The long south-facing rear garden is a delightful feature, offering a private outdoor space to enjoy sunny days and host gatherings.

This property is a true gem, combining practicality with a desirable location. Don't miss the chance to make this lovely house your new home. EPC

## Porch

Upvc double glazed window, Upvc entrance door.

## Lounge

15'8" x 13'5" (4.8m x 4.1m)

3 x Upvc double glazed windows, radiator, Tiled floor.

## Dining Room

13'5" x 12'9" (4.1m x 3.9m)

Upvc double glazed window, tiled floor, glass balustrade, radiator.

## Kitchen

11'1" x 7'6" (3.4m x 2.3m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator.

## Bedroom 1

13'9" x 13'9" (4.2m x 4.2m)

2 x Upvc double glazed window, radiator.

## Bedroom 2

8'10" x 7'2" (2.7m x 2.2m)

Upvc double glazed window, radiator.

## Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Wall tiled and heated towel rail.

## Loft

10'5" x 9'2" (3.2m x 2.8m)

Velux roof window, radiator.

## EnSuite

Shower enclosure, wash hand basin and low level wc.

## Externally

Small forecourt to the front with driveway to the side. To the rear is a large enclosed south facing garden which is ideal for entertaining or relaxing in the sunshine.

## Material Information - Oldham

Tenure Type; Freehold

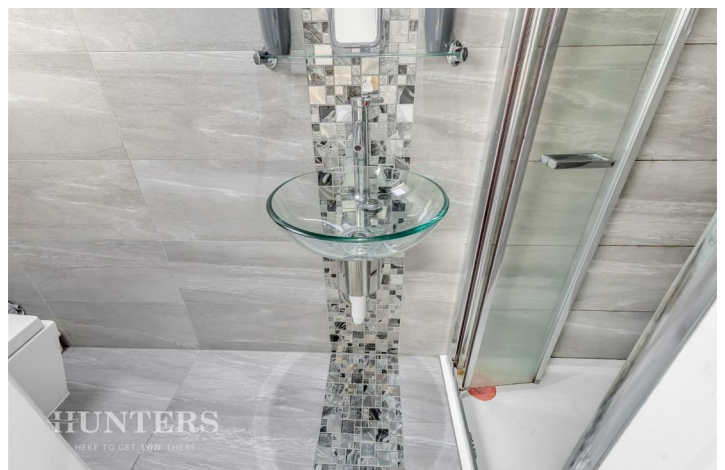
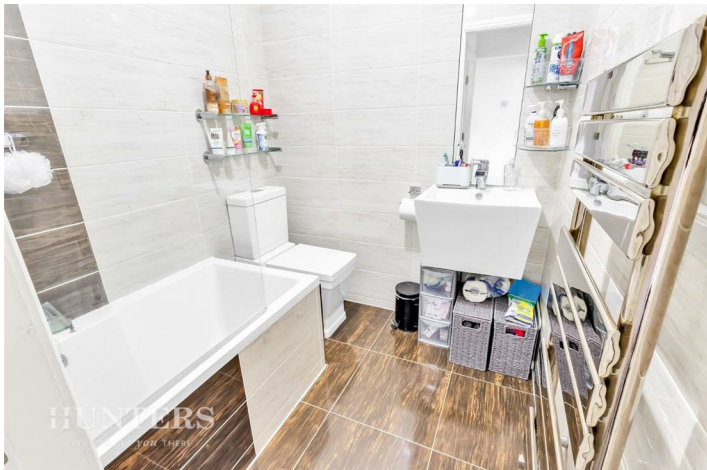
Council Tax Banding; B



Floorplan



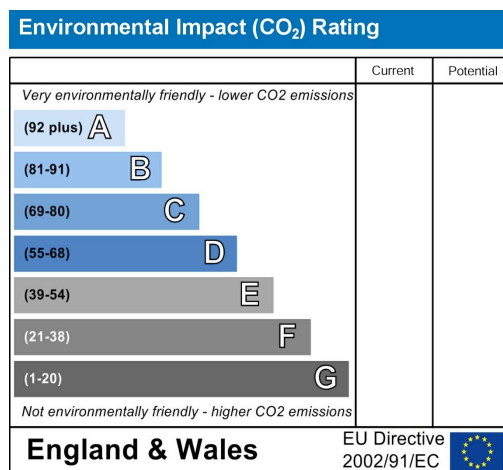
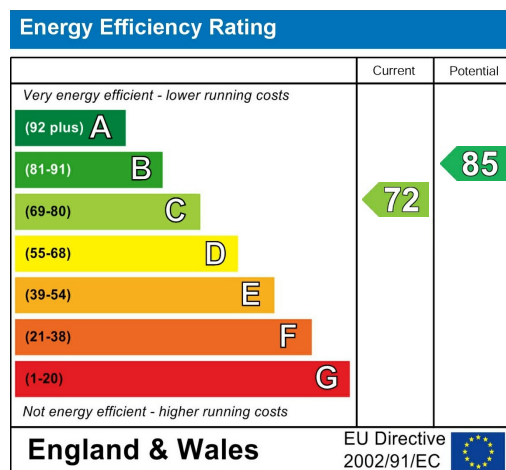








## Energy Efficiency Graph

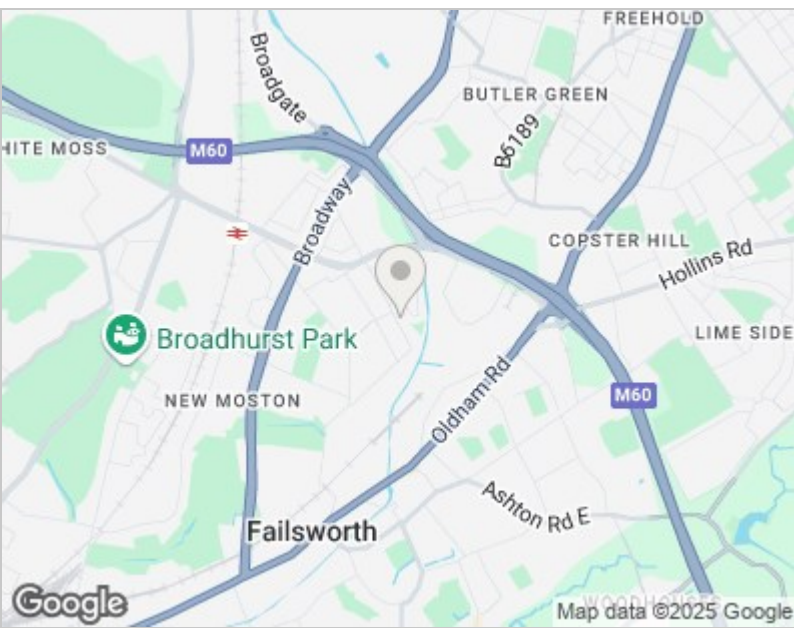


## Viewing

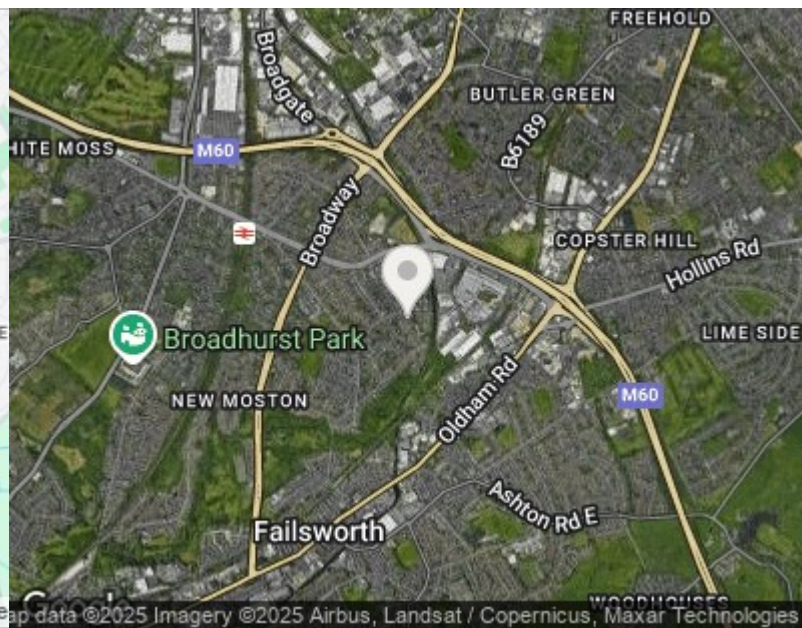
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







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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