



HUNTERS[®]
HERE TO GET *you* THERE

Emmanuel, 35 Blackwin Street, Manchester, M12 5LD

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Offers Over £270,000

OPEN HOUSE - 20TH AUGUST AT 11AM TILL 12PM

Presenting to the market this detached bungalow, now available for sale in a highly sought after location. Ideal for investors and families alike, this substantial property offers a rare opportunity for those wishing to renovate and create a bespoke home to their exacting standards.

The bungalow boasts four well-proportioned bedrooms and two bathrooms, providing ample space for comfortable family living. In addition, the flexible layout includes an office, which could serve as a fifth bedroom, catering to a variety of needs. The property benefits from two inviting reception rooms, both enjoying delightful garden views, with the primary reception room featuring large windows that flood the space with natural light and offer peaceful vistas of the mature garden.

The kitchen is complemented by a practical utility room, making daily living both convenient and efficient. The property occupies a good sized plot, providing generous garden space that will appeal to keen gardeners and those seeking outdoor relaxation areas. Parking is readily available on the premises, further enhancing the practicality of this unique home.

Positioned close to Ashburys train station and public transport links, the property offers excellent connectivity for commuters. Families will appreciate its proximity to Gorton Park and the abundance of amenities in the surrounding area.

In summary, this bungalow represents an exceptional investment opportunity with significant potential for transformation. Early viewing is highly recommended to appreciate the location and scope offered by this versatile residence.

EPC - TBC

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35, Blackwin Street, Manchester, M12 5LD, GB



Ground Floor

Floor area 163.6 sq.m. (1,761 sq.ft.)

Total floor area: 163.6 sq.m. (1,761 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Lounge

14'1 x 14'1

Dining Room

13'6 x 9'11

Kitchen

14'1. x 9'11

Utility

14'3 x 7'0

Bedroom 1

13'8 x 11'11

Bedroom 2

12'3 x 10'4

Bedroom 3

12'0 x 10'5


Bedroom 4

10'4 x 7'4

Office/ Bedroom 5

14'1 x 10'4

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
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| <i>Not energy efficient - higher running costs</i> | | |
| 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. 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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