







Victoria Avenue, Blackley, Manchester, M9

- NO CHAIN
- GREAT POTENTIAL
- CLOSE TO MOTORWAY NETWORK
- GARAGE
- AROUND 4 MILES TO MANCHESTER CITY CENTRE
- IN NEED OF A PROGRAMME OF MODERNISATION - PRICED ACCORDINGLY
- CLOSE TO HEATON PARK AND TRAM STOP
- DRIVEWAY
- THREE RECEPTION ROOM
- COUNCIL TAX BAND - B

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Offers In Excess Of £230,000

NO ONWARD CHAIN – A MUCH-LOVED FAMILY HOME WITH HUGE POTENTIAL!

Located on Victoria Avenue in Blackley, Manchester, this three bedroom semi detached property presents a fantastic opportunity for buyers looking to create a home of their own.

Having been in the same family for several decades, this is a property that has been a much loved home over the years. Now ready for its next chapter, it offers someone the exciting opportunity to take on a project, modernise to their own taste and put their own stamp on a home they can truly make their own. The property is priced accordingly to reflect the modernisation required.

The accommodation comprises three well proportioned bedrooms, a family bathroom with separate WC and two separate reception rooms, offering plenty of space and flexibility for modern family living. Whether you are looking to redesign, renovate or simply bring your own style and ideas to the property, there is enormous scope here.

Externally, the property occupies a generous elevated plot, offering excellent outdoor space and potential for further improvement or further extend, subject to the necessary planning and building regulations. There is also a garage and off-road parking, adding further practicality. Opportunities like this are becoming increasingly hard to find, particularly properties that have remained within the same family for so many years and are now ready for a new owner to breathe fresh life into them.

Offered for sale with NO ONWARD CHAIN, this is an ideal purchase for buyers looking for their next project, whether you are a growing family, first-time buyer or investor.
A property full of potential, ready for its next chapter.

Tenure: Leasehold - 906 years remaining
Ground rent: Around £5 PA
EPC: To Follow
Council tax band: B





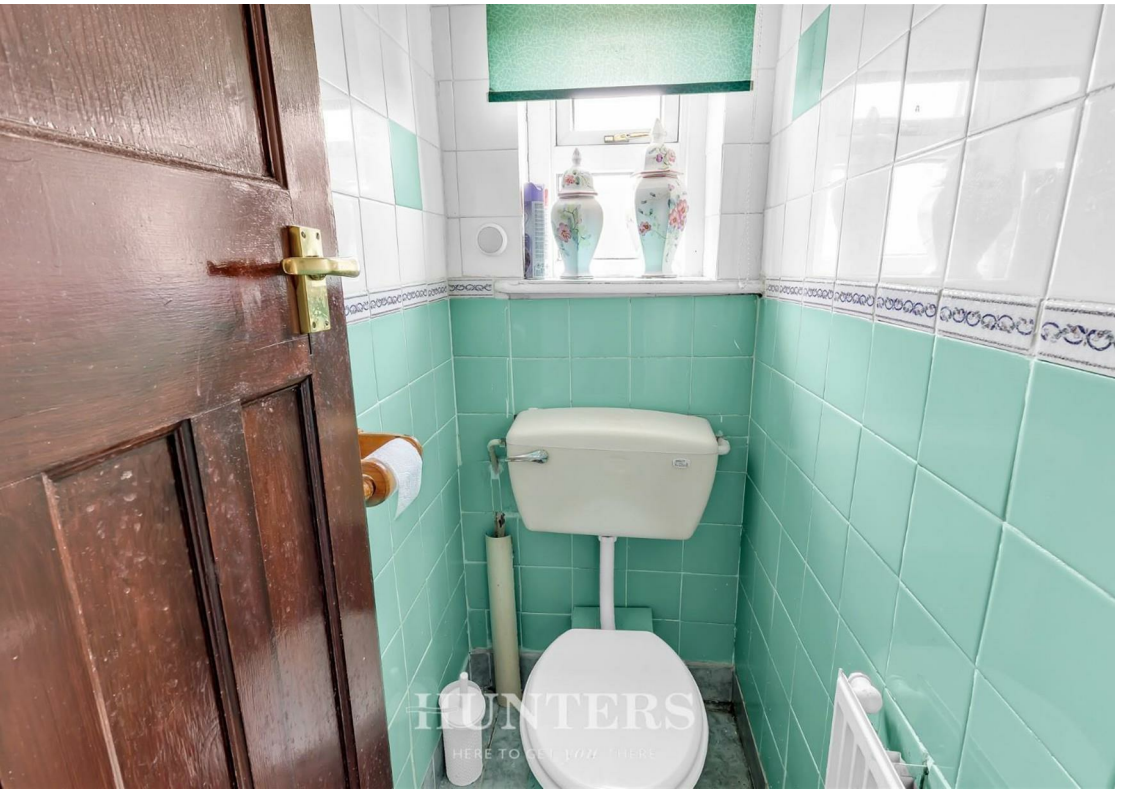




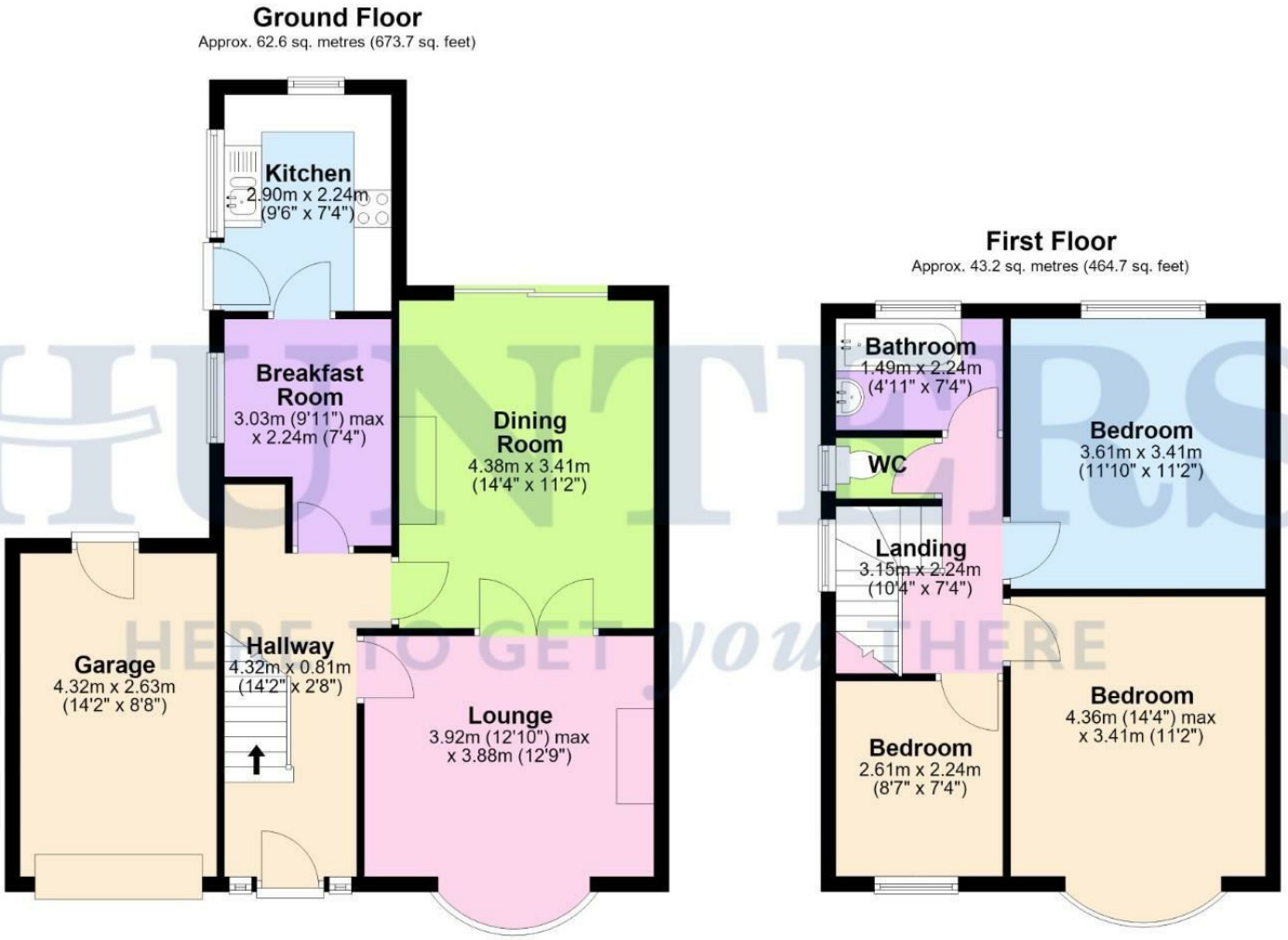


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Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

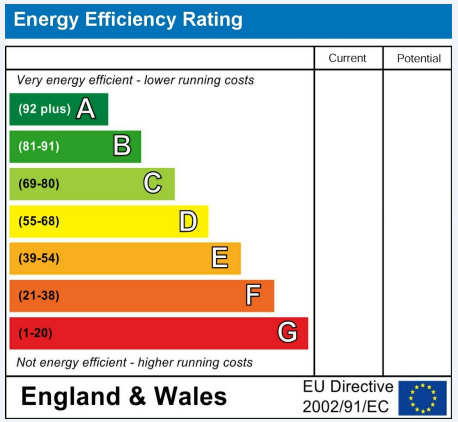
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

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.

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.



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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The Property Ombudsman