

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Greyfriars Road

Manchester, M22 1UX

Asking Price £220,000



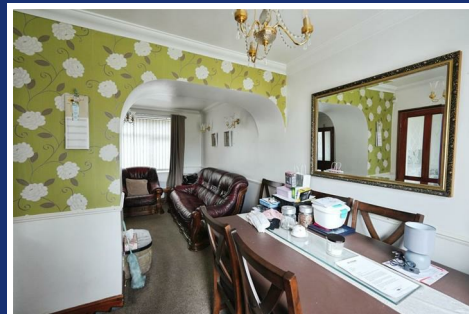
Council Tax: A



# 18 Greyfriars Road

Manchester, M22 1UX

Asking Price £220,000



- IN NEED OF MODERNISATION
- GATED OFF ROAD PARKING
- SEPARATE W/C
- SPACIOUS GARDEN
- 0.4 MILE TO MANCHESTER ENTERPRISE ACADEMY
- 0.8 MILE TO WILLOWS PRIMARY SCHOOL
- EASY ACCESS TO M56 / M60
- COUNCIL TAX BAND - A
- EPC - TBC

## ADDITIONAL INFO

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.

Tel: 0161 945 9000

Located on Greyfriars Road in the vibrant city of Manchester, this charming terraced house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

The house features a separate WC, conveniently located apart from the main bathroom, enhancing practicality for daily living. While the property is in need of modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences, making it a truly unique space.

One of the standout features of this home is the spacious garden, which offers ample outdoor space for relaxation, gardening, or children's play. Additionally, the gated off-road parking ensures that you have a secure place for your vehicle, a valuable asset in a bustling city like Manchester.

This property is not just a house; it is a place where you can envision your future. With its potential for transformation and its desirable location, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to invest, this terraced house on Greyfriars Road is ready to welcome you home.



Road Map



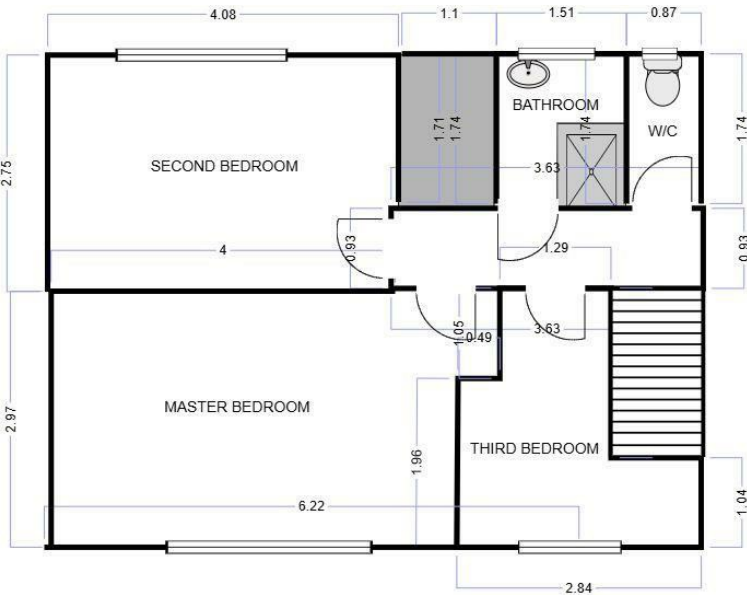
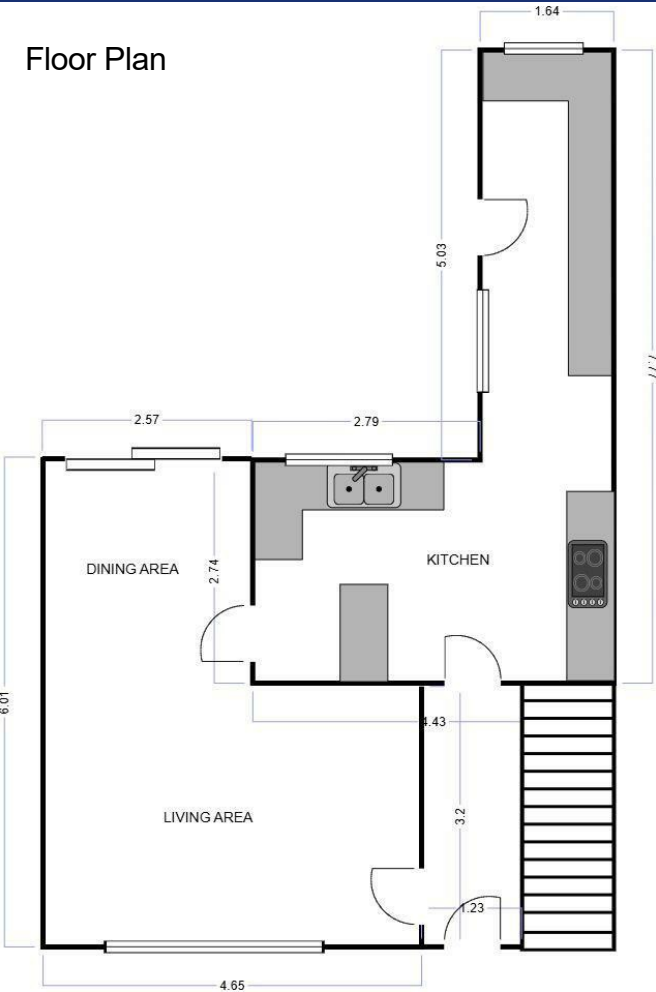
Hybrid Map



Terrain Map



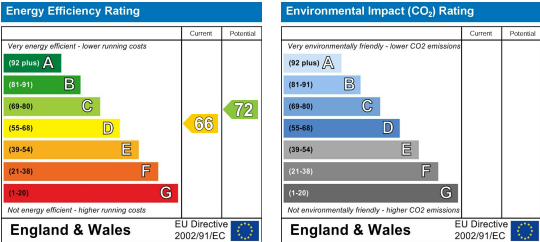
Floor Plan



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.