



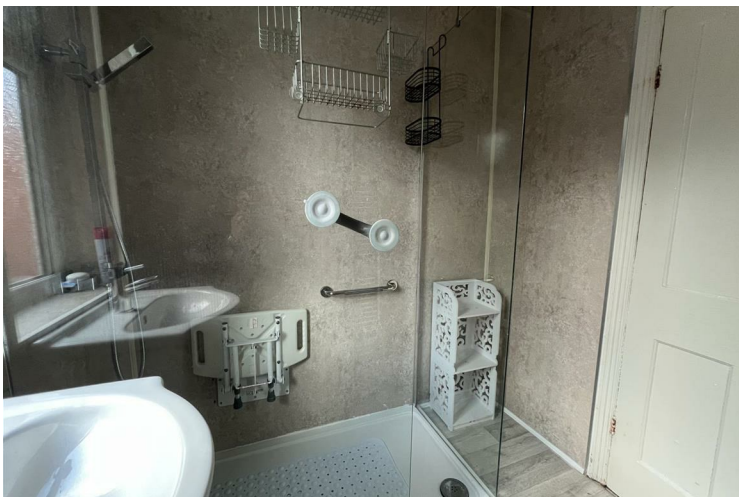
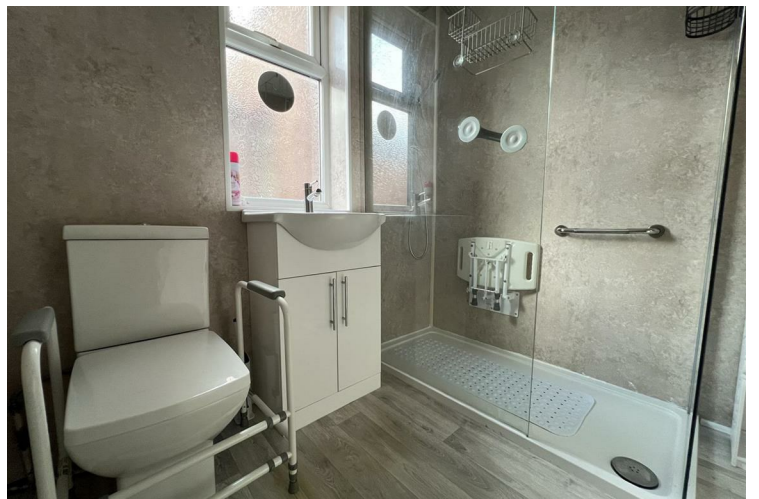
## 57 Haworth Road Manchester

**£300,000**  
**FREEHOLD**

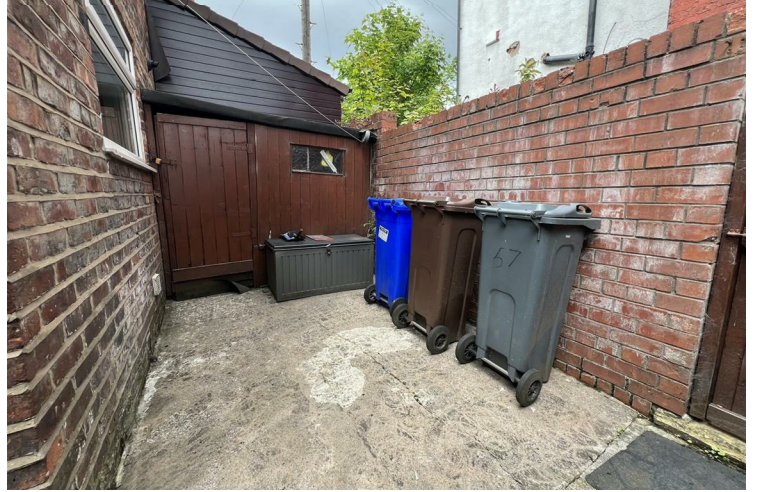
Situated in a pleasant position overlooking Sunny Brow Park, this substantial period property offers an exciting opportunity for buyers looking to create a fantastic family home or investment property with huge potential. Full of character and generous living space throughout, the property is in need of cosmetic updating but provides the perfect blank canvas for a lucky purchaser to modernise to their own taste and standard. The accommodation briefly comprises an entrance hallway leading into two spacious reception rooms, both offering excellent versatility for family living, dining or entertaining. To the rear is a very large kitchen with plenty of space for redesign and extension of the current layout, making it ideal for anyone wanting to create a modern open-plan kitchen space. To the first floor are three well-proportioned double bedrooms alongside a family bathroom. The second floor provides two further double bedrooms, creating a rare five-bedroom layout that is ideal for larger families, landlords or buyers needing additional home office space. Externally, the property enjoys lovely open views towards the park and benefits from a highly convenient location close to a range of local amenities. Nearby you will find Tesco Extra, Aldi, local shops, takeaways, schools and leisure facilities, whilst excellent transport links include easy access to Hyde Road, regular bus routes into Manchester City Centre and nearby rail stations including Ryder Brow and Belle Vue, making commuting simple.

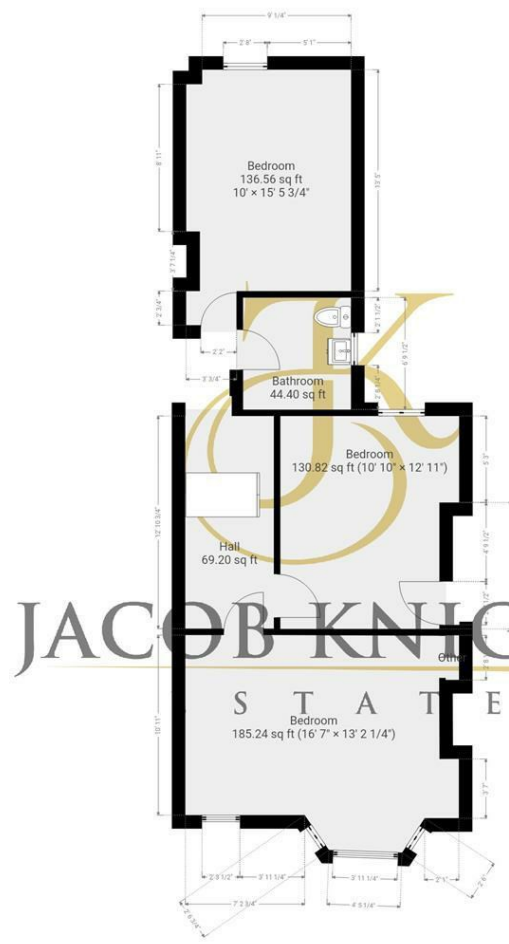












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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