



Elder Mount Road, Manchester M9

- EXTENDED
- THREE DOUBLE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO NORTH MANCHESTER HOSPITAL
- EPC RATED C
- SPACIOUS PROPERTY
- READY TO MOVE INTO
- AROUND 5 MILES TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND A
- PLEASE CALL TO ARRANGE A VIEWING!

Asking Price £190,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are proud to present this charming three-bedroom terraced home, ideally located on Eldermount Road in the popular area of Blackley. This well-positioned property offers an excellent opportunity for first-time buyers looking to create their perfect family home.

Upon entering, you'll find a bright and spacious lounge that flows effortlessly into the dining room perfect for family living. The extended kitchen is generously sized and fully fitted with plentiful storage space. Access to the rear garden and patio area is from the dining room.

Upstairs, the first floor offers two well-proportioned double bedrooms, providing flexible living arrangements. The family bathroom features a shower over a bathtub, hand wash basin and a WC. Top floor features another bedroom with the added convenience of an en-suite.

Externally, the property benefits from a rear garden and patio area which offers pleasant outdoor space.

Situated close to a range of local amenities—including shops, schools, and parks—and with excellent motorway connections, this property also offers easy access to Manchester city centre and North Manchester hospital ideal for commuters.

Early viewing is highly recommended to truly appreciate the potential this home has to offer.

Tenure: Leasehold
EPC Rating: C
Council Tax Band: A





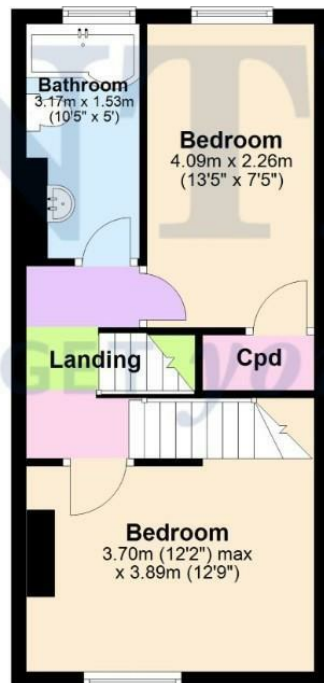
Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



Total area: approx. 103.8 sq. metres (1117.6 sq. feet)

Disclaimer - This floorplan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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	

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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