



## Windy Bank, Blackley, Manchester, M9

- FREEHOLD
- DETACHED BUNGALOW
- SOLAR PANELS
- CONSERVATORY
- GOOD TRANSPORT LINKS INTO MANCHESTER CITY CENTRE
- NO CHAIN
- SOUGHT AFTER LOCATION
- LARGE DRIVEWAY & GARAGE
  - QUIET CUL-DE-SAC
- CLOSE TO HEATON PARK

**Asking Price £299,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**FREEHOLD & NO CHAIN.** Welcome to this delightful detached bungalow, situated on a generous plot in the popular area of Windy Bank, Blackley, Manchester. This property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The bungalow features a comfortable reception room, perfect for relaxation and entertaining guests.



One of the standout features of this property is the lovely conservatory, which provides a bright and airy space to enjoy the rear garden and natural light throughout the year. With two convenient bathrooms,, ensuring that morning routines run smoothly.



The location of this bungalow is particularly appealing, as it is close to excellent motorway links, making commuting a breeze. Additionally, Heaton Park, one of the largest parks in Europe, is just a stone's throw away, offering a wealth of outdoor activities and green space for leisurely strolls or family outings. The property also benefits from good transport links into Manchester City Centre, ensuring that you are never far from the vibrant life and amenities the city has to offer.



This detached bungalow presents a wonderful opportunity for those looking to settle in a popular and convenient location. With its spacious layout and desirable features, it is a property not to be missed.

Tenure: Freehold  
Council tax: Band C  
EPC Rated: C





**Ground Floor**  
Approx. 101.8 sq. metres (1095.4 sq. feet)  
(excluding Cpd)



Total area: approx. 101.8 sq. metres (1095.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>61</b>	
(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	

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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