

**Abergele Road, Manchester, M14 6GN**  
**Offers In The Region Of £305,000**  
**Council Tax Band: A**



Nestled on Abergele Road in the vibrant city of Manchester, this charming house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a delightful front and side garden, providing a lovely outdoor space for relaxation or entertaining guests.

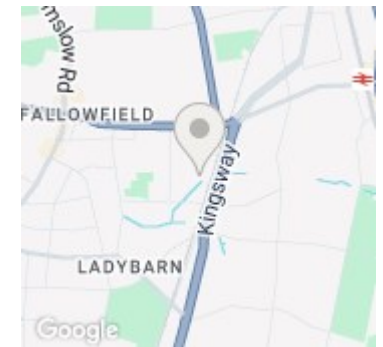
Inside, the house features a practical downstairs toilet, adding to the convenience of daily living. The absence of a chain means that the process of moving in can be swift and straightforward, allowing you to settle into your new home without unnecessary delays.

Families will appreciate the proximity to local schools, making it an ideal choice for those with children. Additionally, the property is conveniently located near local transport links, ensuring easy access to the wider Manchester area and beyond.

This house is a perfect blend of comfort and practicality, making it a wonderful place to call home. Whether you are a first-time buyer or looking to relocate, this property is well worth considering.



Open House South East Manchester



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>		
(55-68) <b>D</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	