



Munn Road, Manchester

- FREEHOLD
- CLOSE TO MANCHESTER CITY CENTRE
- EXCELLENT OPPORTUNITY
- COUNCIL TAX BAND - A
- IDEAL FOR FIRST TIME BUYERS
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO HEATON PARK AND MOTORWAY LINKS

Asking Price £210,000

HUNTERS®
HERE TO GET *you* THERE

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

Upon entering the welcoming hallway, you'll find a bright and spacious lounge, where large windows allow natural light to fill the room. This inviting space flows effortlessly into the open-plan dining area and generously sized kitchen—an ideal layout for modern family living. The dining area provides direct access to the rear garden and patio, making it perfect for entertaining or enjoying time outdoors. A convenient downstairs WC completes the ground floor.

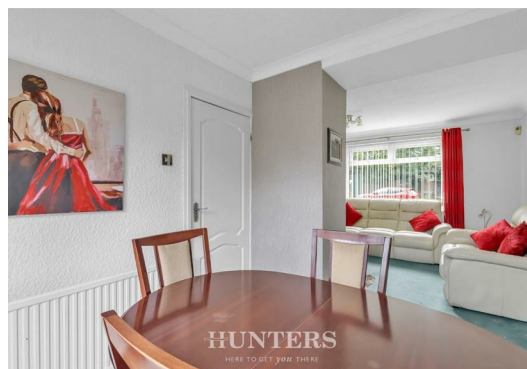
Upstairs, the first floor offers three well-proportioned double bedrooms, providing flexible living arrangements to suit a variety of needs. The family bathroom features a shower over bath and hand wash basin, with a separate WC for added convenience.

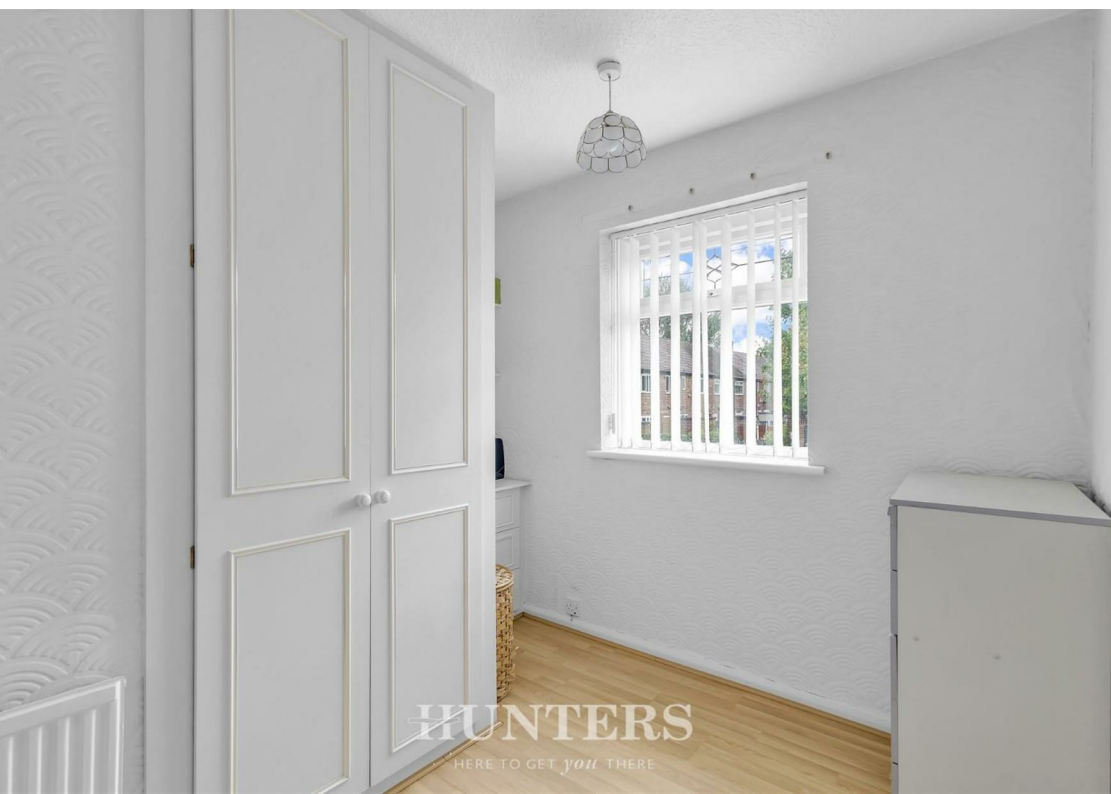
Externally, the property benefits from off-road parking to the front, enhancing its kerb appeal. The rear garden, accessible from the dining area, offers a pleasant outdoor space for relaxation or play.

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, making it ideal for commuters.

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

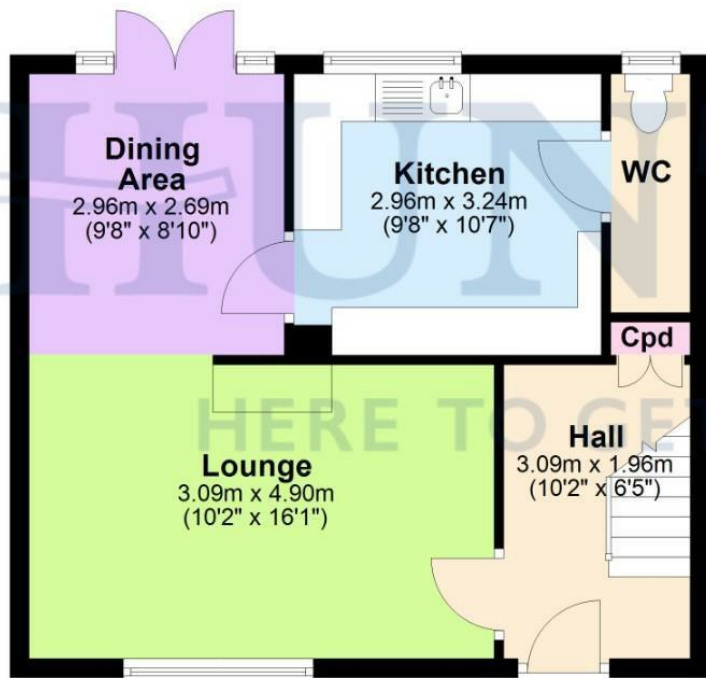
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





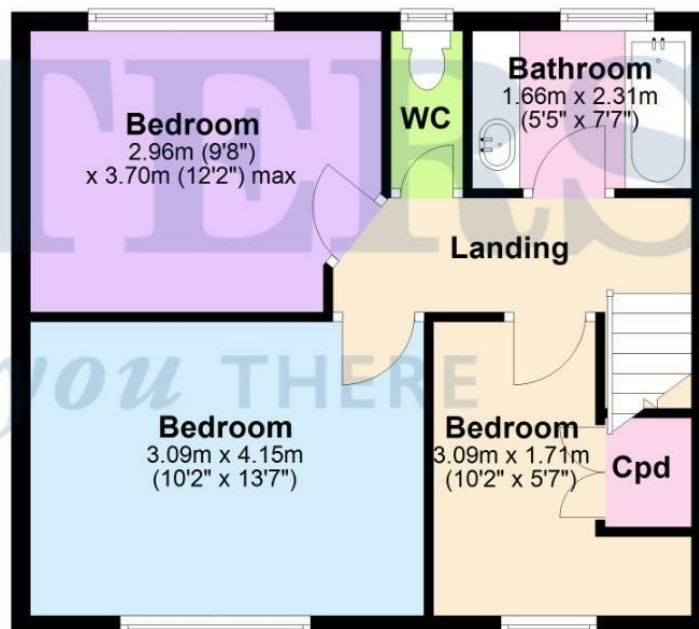
Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 85.6 sq. metres (921.9 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	72	80
(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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