







Cobden Street, Blackely, Manchester, M9

- NO CHAIN
- DOWNSTAIRS WC
- OFF ROAD PARKING FOR AMPLE VEHICLES
- EPC RATED C
- CLOSE TO MANCHESTER CITY CENTRE
- FOUR BEDROOMS OVER THREE FLOORS
- SITUATED ON A LARGE PLOT
- OVER 1,000 SQUARE FEET
- COUNCIL TAX BAND B
- GOOD TRANSPORT LINKS

HUNTERS®
HERE TO GET *you* THERE

Asking Price £260,000

NO CHAIN. Located on Cobden Street in the popular area of Blackley, Manchester, this townhouse presents an excellent opportunity for families and professionals alike. Spanning over three floors, the property boasts four spacious bedrooms, providing ample room for relaxation and privacy. With a generous footprint of over 1,000 square feet, this home is situated on a large plot, offering both indoor and outdoor space.

The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes two well-appointed bathrooms, ensuring convenience for all residents. One of the standout features of this townhouse is the off-road parking, which accommodates multiple vehicles.

Location is key, and this property does not disappoint. It is conveniently close to Manchester City Centre, making it ideal for those who wish to enjoy the vibrant city life. The excellent transport links in and out of the city further enhance its appeal, providing easy access to all that Manchester has to offer.

Additionally, this property is sold with the added benefit of no chain, allowing for a smooth and efficient purchasing process. Whether you are looking for a family home or a smart investment, this townhouse on Cobden Street is a must-see.

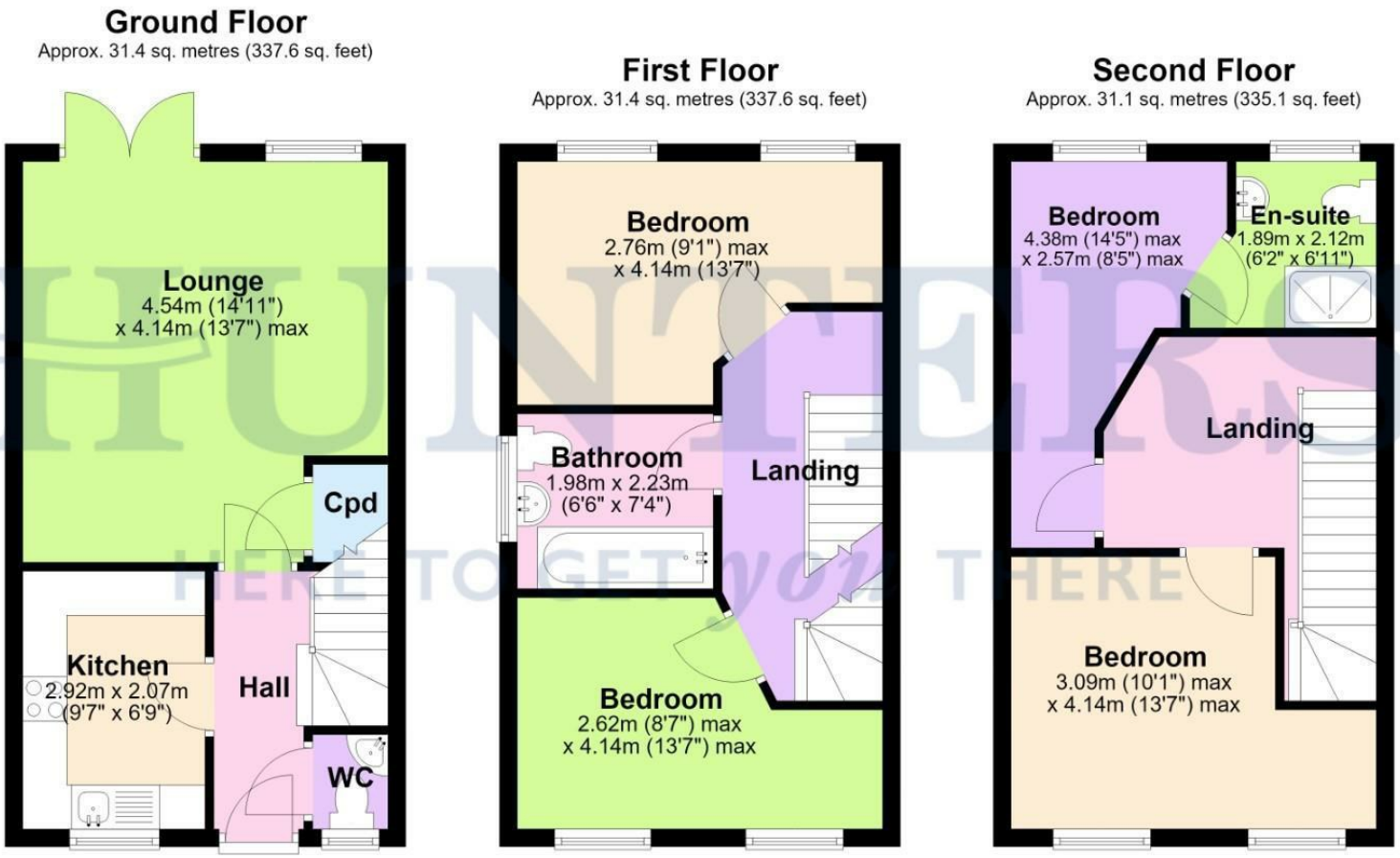
Tenure: Leasehold - 125 years remaining
Ground rent: £50PA
EPC Rated: C
Council tax band: B









Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

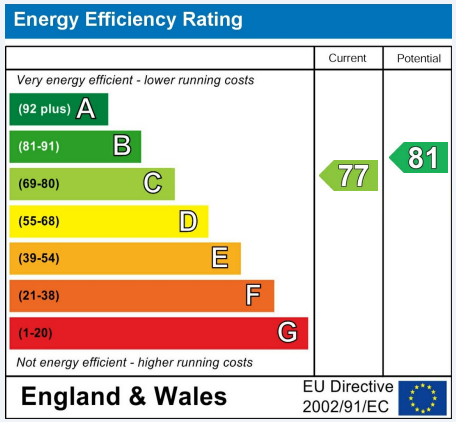
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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.



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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The Property Ombudsman