



## White Moss Road, Manchester, M9

- FREEHOLD
- GATED DRIVEWAY
- WELL LANDSCAPED REAR GARDEN
- EASY ACCESS TO TRANSPORT LINKS INTO MANCHESTER
- EPC RATED C
- EXCELLENT CONDITION
- CONSERVATORY
- POPULAR LOCATION
- CLOSE TO NORTH MANCHESTER HOSPITAL
- COUNCIL TAX BAND A

**Asking Price £240,000**



**FREEHOLD.** Welcome to this charming semi-detached house located on White Moss Road in Blackley, Manchester. This delightful property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. The well-appointed reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the lovely conservatory, which offers a bright and airy space to enjoy the garden views throughout the year. The property is in excellent condition, ensuring that you can move in with ease and comfort.

For those who value convenience, the off-road parking is a significant advantage, allowing for hassle-free access to your vehicle. The well-landscaped rear garden is a true gem, providing a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air.

This property presents a wonderful opportunity to acquire a well-maintained home in a desirable location. Don't miss your chance to make this charming house your new home.

EPC Rated: C

Tenure: Freehold

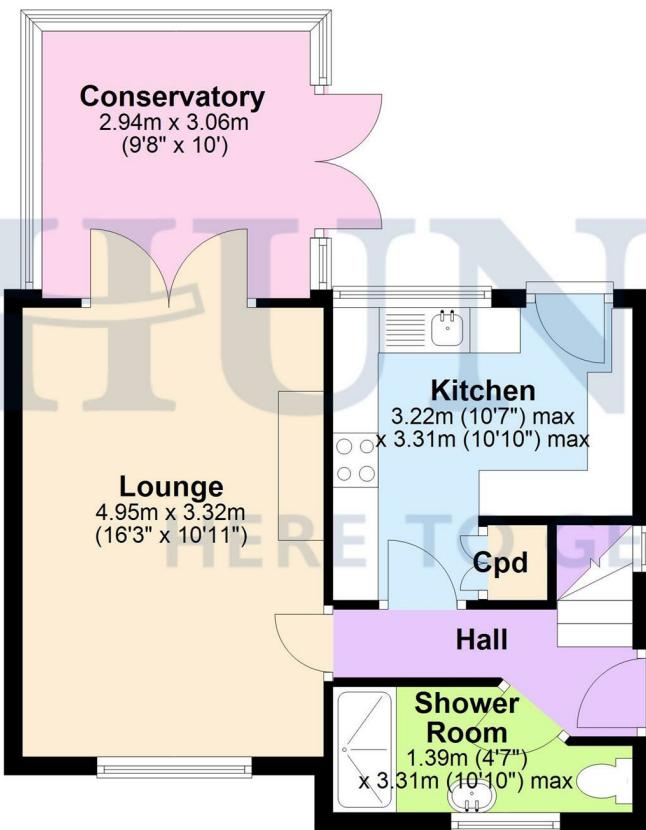
Council tax band: A





## Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 78.7 sq. metres (846.8 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.

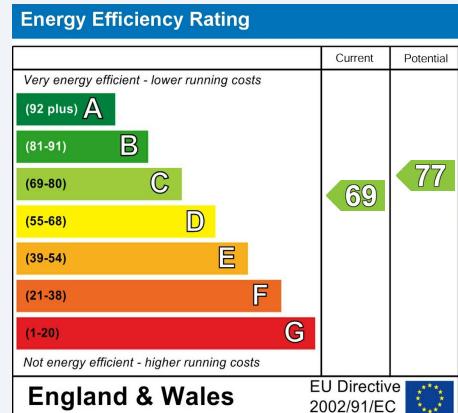
Plan produced using PlanUp.

## 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.

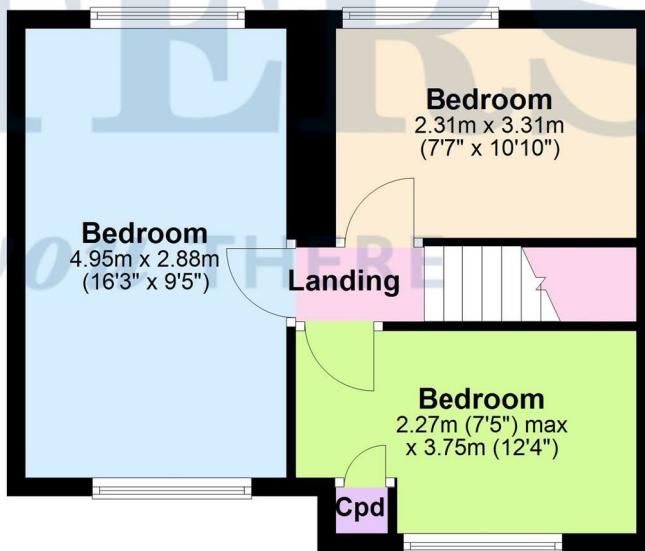
## ENERGY PERFORMANCE CERTIFICATE

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.



## First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



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.

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email: [northmanchester@hunters.com](mailto:northmanchester@hunters.com) <https://www.hunters.com>