







Armadale Avenue, Blackley, Manchester, M9

- NO CHAIN
- CONSERVATORY
- LARGE REAR GARDEN
- POPULAR LOCATION
- EPC C
- EXTENDED
- OFF ROAD PARKING & GARAGE
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND B
- PLEASE CALL TO ARRANGE A VIEWING

HUNTERS®
HERE TO GET *you* THERE

Asking Price £260,000

NO CHAIN. Located on Armadale Avenue in the popular area of Blackley, Manchester, this charming semi-detached house presents an excellent opportunity for families and professionals alike.

The home boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The two inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings with family. An extended rear section enhances the living space, complemented by a delightful conservatory that invites natural light and offers a serene spot to unwind.

Convenience is key, with a downstairs WC adding practicality to daily living. The property also features off-road parking, ensuring that you have a secure place for your vehicle, along with a detached garage for additional storage or workshop space.

Location is paramount, and this property does not disappoint. With excellent transport links in and out of Manchester, commuting is made easy. Furthermore, the proximity to Heaton Park provides a wonderful opportunity for outdoor activities and leisurely strolls in one of the largest parks in Europe.

This semi-detached house on Armadale Avenue is a fantastic choice for those seeking a comfortable and well-connected home in a thriving community. Don't miss the chance to make it your own.

Tenure: Leasehold - 920 years remaining
Ground rent: £5PA
Council tax band: B
EPC: C









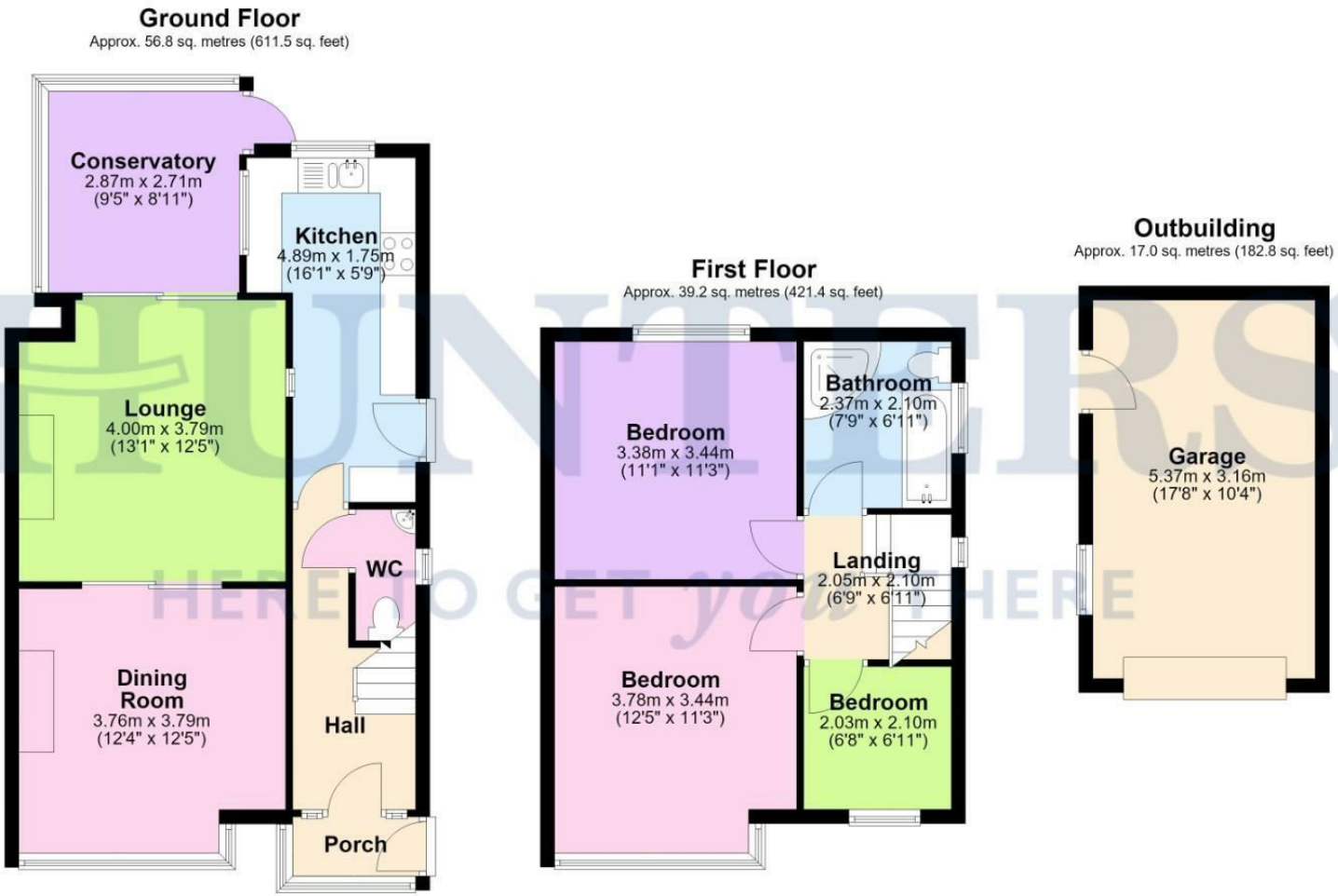


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE



Total area: approx. 112.9 sq. metres (1215.7 sq. feet)

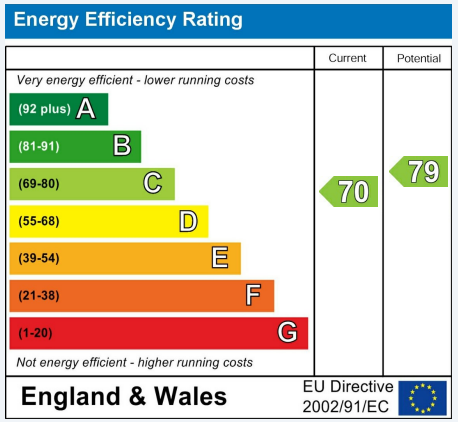
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email:
northmanchester@hunters.com https://www.hunters.com

The Property Ombudsman