



Brideoak Street, Cheetham Hill, Manchester, M8

- NO CHAIN & FREEHOLD
- CLOSE TO 1,700 SQUARE FT
- CLOSE TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND A
- IDEAL FOR A GROWING FAMILY
- LIVING SPACE OVER THREE FLOORS
- GROUND FLOOR SHOWER ROOM
- EPC RATED C
- POPULAR LOCATION
- VIEWING RECOMMENDED

Asking Price £392,000

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HERE TO GET *you* THERE

NO CHAIN & FREEHOLD | THREE FLOORS | SIX BEDROOMS. Located on Brideoak Street in the vibrant area of Cheetham Hill, Manchester, this impressive mid-terrace house offers a generous living space of close to 1,700 square feet, spread over three well-appointed floors. With six spacious bedrooms, this property is ideal for families or those seeking ample room for guests and home offices.

Upon entering, you will find two inviting reception rooms that provide a perfect setting for relaxation and entertaining. The ground floor also features a convenient shower room, enhancing the practicality of the layout. Each of the four bathrooms throughout the property ensures that comfort and convenience are paramount, catering to the needs of a busy household.

The location is well-connected, offering easy access to local amenities and transport links, making it an excellent choice for those who wish to enjoy the bustling lifestyle of Manchester while residing in a spacious and comfortable home. This property presents a unique opportunity to acquire a substantial family residence in a popular area.

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





Ground Floor
Approx. 63.8 sq. metres (686.5 sq. feet)



First Floor
Approx. 46.9 sq. metres (504.5 sq. feet)



Second Floor
Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 156.3 sq. metres (1682.8 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.

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		83
(69-80) C	73	
(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

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.



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