







Pennine Close, Blackley, Manchester, M9

- NO CHAIN
- TWO RECEPTION ROOMS
- DETACHED GARAGE
- EPC RATED C
- IN NEED OF MODERNISATION
- QUIET CUL-DE-SAC
- BEAUTIFUL FRONT AND REAR GARDEN
- OFF ROAD PARKING FOR AMPLE VEHICLES
- COUNCIL TAX BAND B
- VIEWING RECOMMENDED

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Asking Price £240,000

NO CHAIN. Situated on the desirable Pennine Close in Blackley, Manchester, this charming semi-detached house offers a wonderful opportunity for those looking to create their perfect home. Set on a large plot, the property boasts beautifully landscaped front and rear gardens, providing a delightful outdoor space for relaxation and enjoyment.

Inside, the house features two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms and a bathroom, the layout is both practical and inviting. Additionally, the property includes a detached garage, offering ample storage or potential for a workshop.

While the home is in need of modernisation, it presents great potential for transformation into a contemporary living space tailored to your tastes. This property is ideal for those with a vision, ready to invest in a home that can be shaped to meet their needs. With its attractive gardens and generous plot, this semi-detached house is a fantastic opportunity not to be missed.

Tenure: Leasehold - 926 years left remaining
Ground rent: £5
EPC Rated: C
Council tax band: B









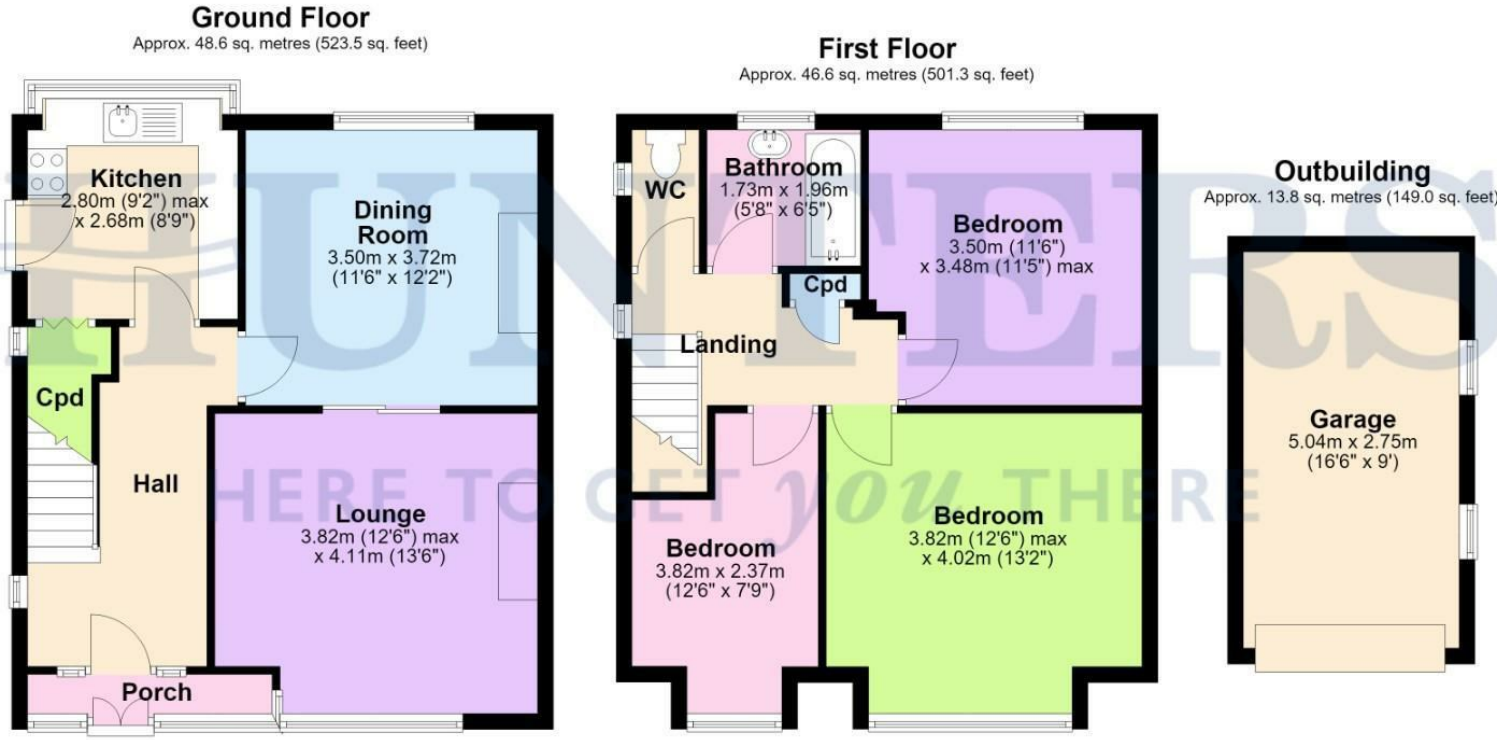


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Total area: approx. 109.1 sq. metres (1173.9 sq. feet)

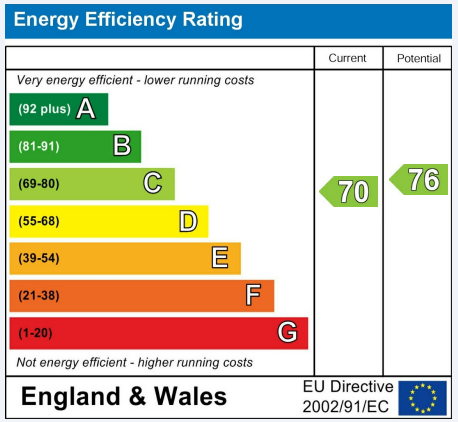
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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