



## Heaton Park Road, Blackley, Manchester, M9

- NO CHAIN
- LOTS OF POTENTIAL
- SPACIOUS REAR GARDEN
- CLOSE TO HEATON PARK AND MOTORWAY LINKS
- 3 BEDROOM DETACHED
- DRIVEWAY AND DETACHED GARAGE
- TWO RECEPTION ROOMS
- GOOD TRANSPORT LINKS
- COUNCIL TAX BAND D
- VIEWING RECOMMENDED!

**Offers Over £290,000**

**HUNTERS®**

HERE TO GET *you* THERE

**NO CHAIN.** Located on Heaton Park Road in Blackley, Manchester, this charming detached house presents an excellent opportunity for those seeking a property with immense potential. Boasting three well-proportioned bedrooms and a spacious bathroom, this home is perfect for families or individuals looking to create their ideal living space.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The generous layout allows for a variety of design possibilities, making it an ideal canvas for someone eager to put their own stamp on their new home.

Set on a large plot, this property not only offers a delightful garden but also the potential for extension, should you wish to expand your living space further. The detached garage adds convenience, while the off-road parking accommodates multiple vehicles, ensuring that parking will never be a concern.

Additionally, this property is being sold with the benefit of no chain, allowing for a smooth and swift transaction. Whether you are a first-time buyer or looking to invest, this house on Heaton Park Road is a fantastic opportunity to create a home tailored to your tastes and needs. Don't miss out on the chance to make this property your own.

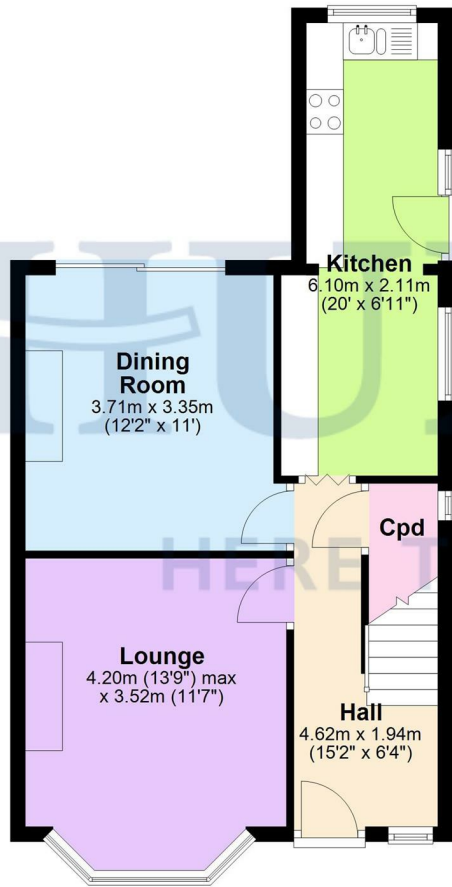
Tenure: Leasehold - 911 years remaining  
Ground rent: £14 PA  
EPC: C  
Council tax band: D





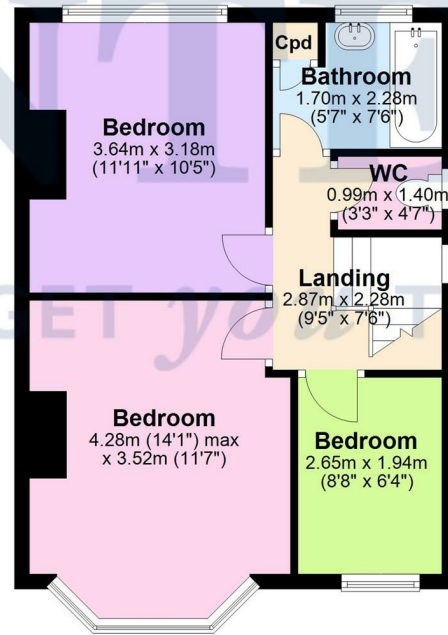
## Ground Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



## Outbuilding

Approx. 15.4 sq. metres (166.2 sq. feet)



Total area: approx. 104.9 sq. metres (1128.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>