# Parkfield Road North, Manchester, M40

- NO CHAIN
- EXTENDED
- POWERED OUTBUILDING
- DOWNSTAIRS WC
- COUNCIL TAX BAND B
- FREEHOLD
- THREE RECEPTION ROOMS
- DETACHED GARAGE AND OFF ROAD PARKING
- EPC RATED C
- VIEWING RECOMMENDED

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## Asking Price £280,000

NO CHAIN | FREEHOLD | EXTENDED. Located on the popular Parkfield Road North in Moston, Manchester, this charming semi-detached house offers a wonderful opportunity for families and individuals alike. With an impressive layout extending to nearly 1,400 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment.

The home features three well-proportioned bedrooms and a modern bathroom, making it ideal for comfortable living. The property has been thoughtfully extended, enhancing its appeal and functionality. It is being sold with the benefit of freehold ownership and no onward chain, ensuring a smooth transition for the new owners.

Outside, the property is complemented by a detached garage and off-road parking, accommodating multiple vehicles with ease. Additionally, a powered outbuilding offers further versatility, whether for use as a workshop, studio, or additional storage space.

This delightful residence combines convenience with a welcoming atmosphere, making it a perfect choice for those seeking a family home in a vibrant community. Do not miss the chance to make this property your own.

EPC Rated: C
Council tax band: B
Tenure: Freehold

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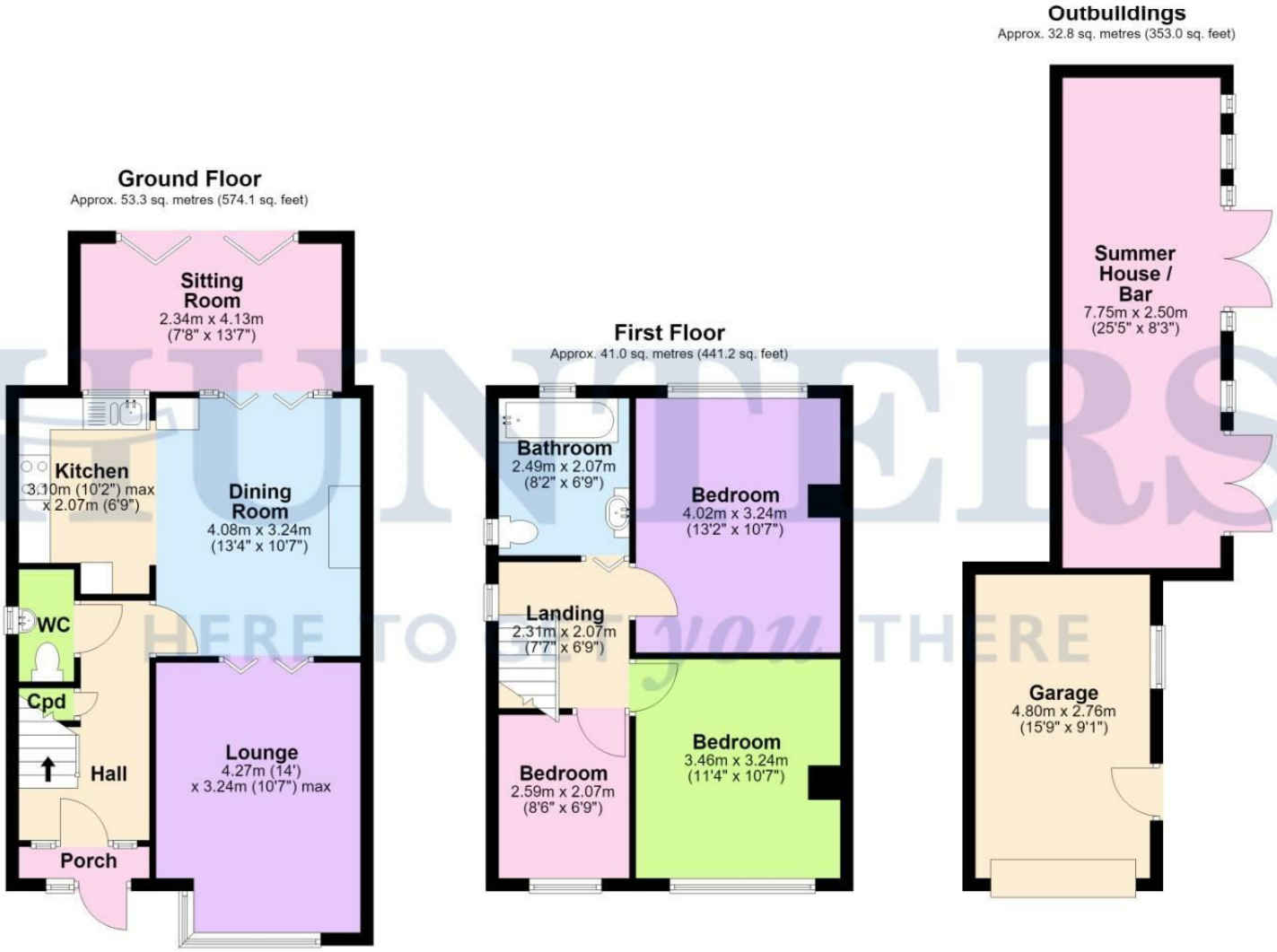
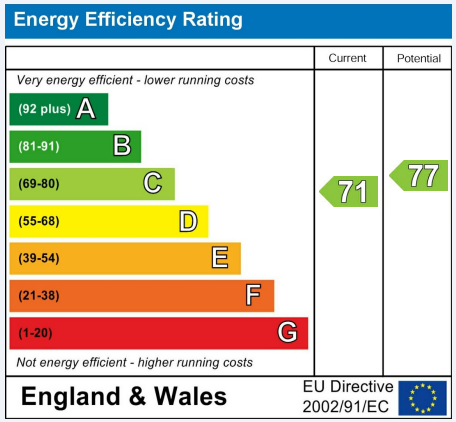



Total area: approx. 127.1 sq. metres (1368.3 sq. feet)

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.

## 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.

### 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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The Property Ombudsman