







Erskine Road, Blackley, Manchester, M9

- FREEHOLD
- EASY TRANSPORT LINKS INTO MANCHESTER CITY CENTRE
- RENOVATED TO A HIGH STANDARD
- POTENTIAL FOR OFF ROAD PARKING
- EPC RATED C
- CLOSE TO NORTH MANCHESTER HOSPITAL
- POPULAR LOCATION
- REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- COUNCIL TAX BAND A

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Offers Over £215,000

FREEHOLD. Welcome to this beautifully renovated mid-terrace house located on Erskine Road in the popular area of Blackley, Manchester. This charming property boasts three spacious bedrooms and a well-appointed bathroom, making it an ideal home first time buyers and growing families.

The house has been thoughtfully updated, ensuring a modern living experience while retaining its character. The interior is bright and inviting, providing a perfect backdrop for both relaxation and entertaining.

Situated in a prime location, this property is just a stone's throw away from the expansive Heaton Park, offering a wonderful space for outdoor activities and leisurely strolls. Additionally, North Manchester Hospital is nearby, making it a practical choice for healthcare professionals or those who value proximity to medical facilities.

Transport links into Manchester City Centre are easily accessible, allowing for a seamless commute to the heart of the city. This combination of a well-renovated home in a desirable location makes this property a fantastic opportunity for anyone looking to settle in Blackley. Don’t miss your chance to make this lovely house your new home.

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












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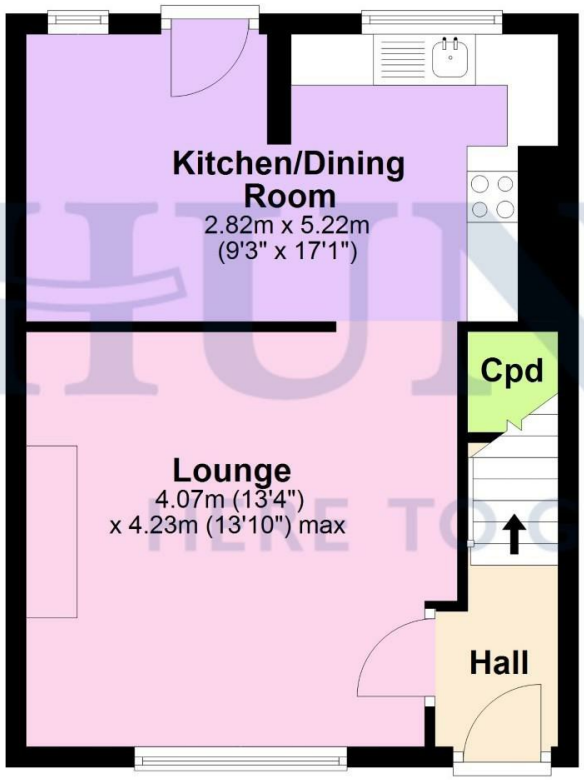

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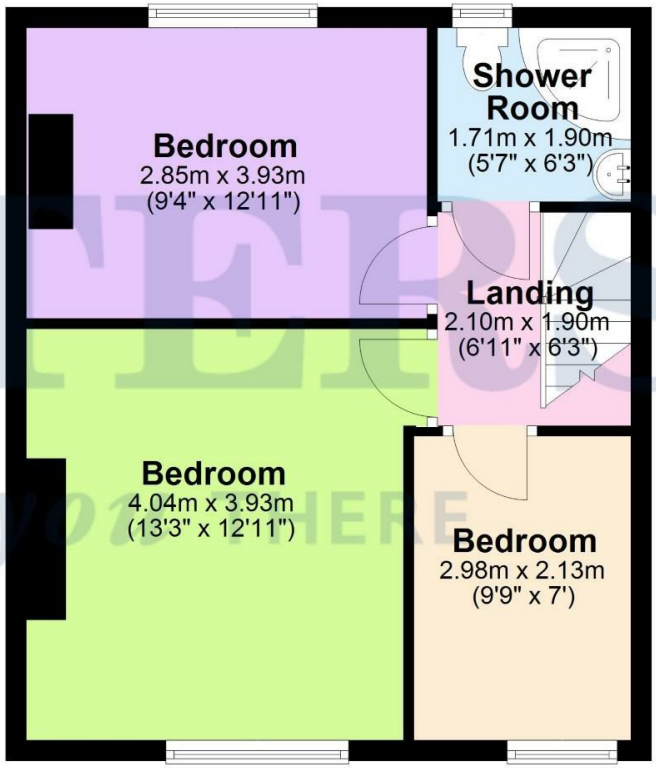
Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)

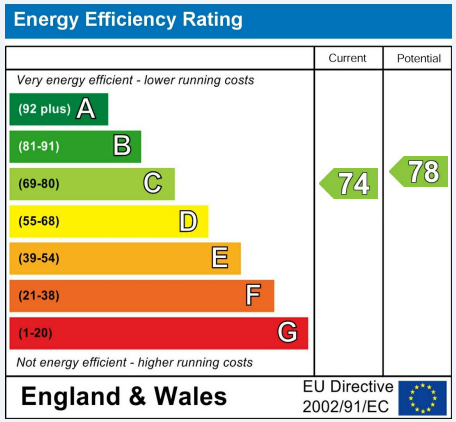


Total area: approx. 77.9 sq. metres (838.0 sq. feet)

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