







Armadale Avenue, Blackley, Manchester, M9

- TWO RECEPTION ROOMS
- COUNCIL TAX BAND A
- GOOD TRANSPORT LINKS INTO MANCHESTER
- SITUATED ON A QUIET CUL-DE-SAC
- IDEAL FOR GROWING FAMILIES
- OFF ROAD PARKING AND DETACHED GARAGE
- POPULAR LOCATION
- SPACIOUS REAR GARDEN
- EPC C
- PLEASE CALL TO ARRANGE A VIEWING

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Asking Price £260,000

Located on Armadale Avenue in the popular area of Blackley, Manchester, this charming semi-detached house presents an excellent opportunity for growing families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property is designed to accommodate family life with ease.

One of the standout features of this home is the presence of two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and welcoming, making it an ideal setting for family gatherings or quiet evenings in. Additionally, the property benefits from off-road parking and a detached garage, ensuring that you have plenty of space for vehicles and storage.

The location of this property is particularly advantageous, with good transport links that facilitate easy access to Manchester City Centre. Families will appreciate the proximity to Heaton Park, a lovely green space perfect for outdoor activities, as well as being close to North Manchester Hospital, which adds an extra layer of convenience for healthcare needs.

In summary, this semi-detached house on Armadale Avenue is a delightful family home that combines comfort, practicality, and a prime location. It is a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of city living.

Tenure: Leasehold - 920 years remaining
Ground rent: £5PA
EPC Rated: C
Council tax band: A











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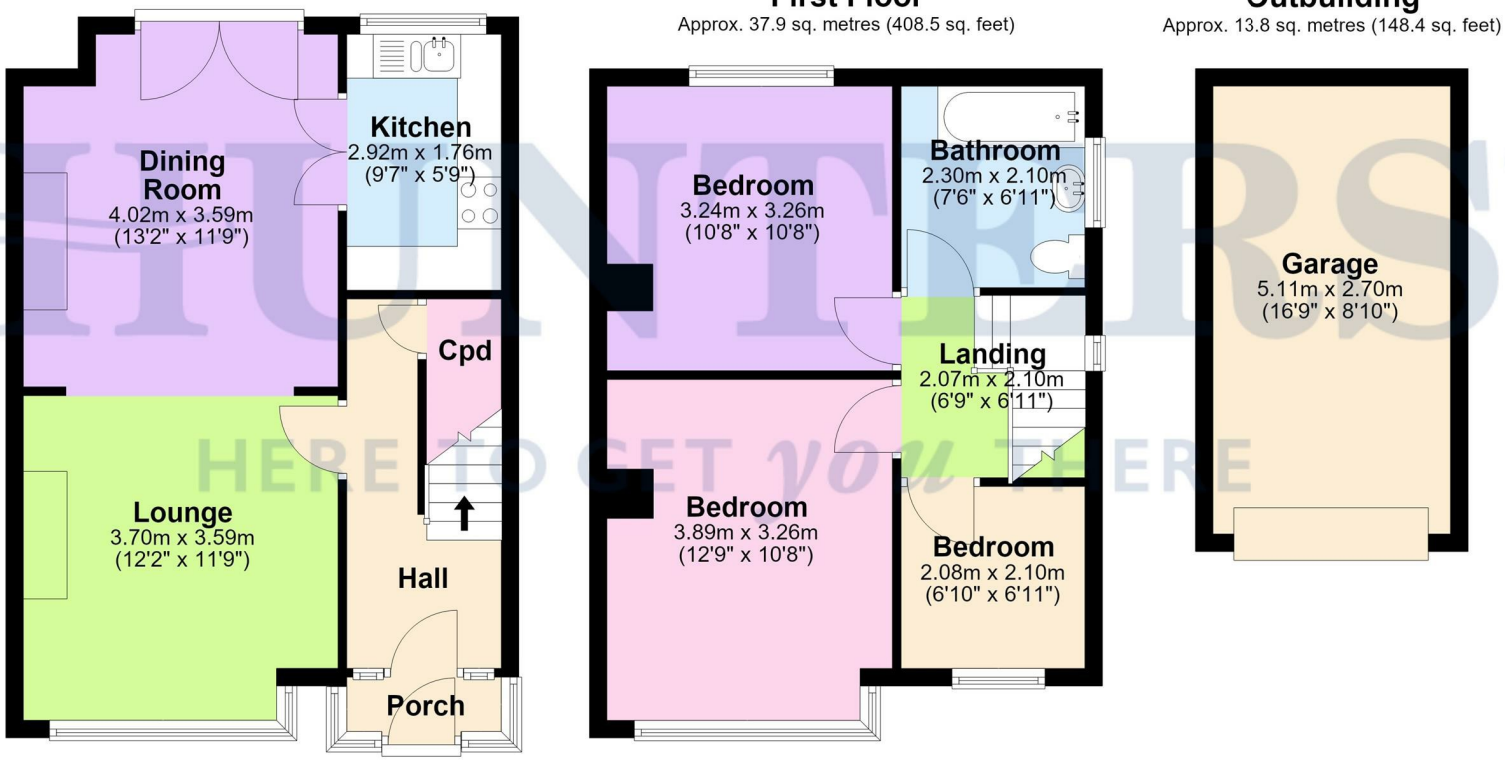

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Ground Floor
Approx. 42.0 sq. metres (451.6 sq. feet)

First Floor
Approx. 37.9 sq. metres (408.5 sq. feet)

Outbuilding
Approx. 13.8 sq. metres (148.4 sq. feet)



Total area: approx. 93.7 sq. metres (1008.5 sq. feet)

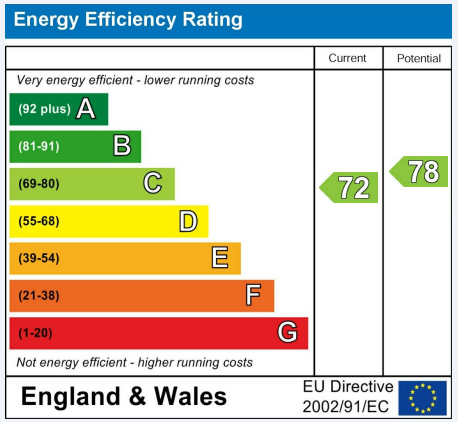
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Plan produced using PlanUp.

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

58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email:
northmanchester@hunters.com https://www.hunters.com

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