Belgrave Road, New Moston, Manchester, M40

- FREEHOLD
- DRIVEWAY & GARAGE
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC AND UTILITY SPACE
- COUNCIL TAX BAND D
- LARGE PLOT CLOSE TO 2,300 SQUARE FT
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- FIVE BEDROOMS
- EPC RATED D
- PLEASE CALL TO ARRANGE A VIEWING

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Asking Price £415,000

FREEHOLD & LARGE PLOT. Located on the popular Belgrave Road in Moston, Manchester, this impressive semi-detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. Spanning an expansive plot of nearly 2,300 square feet, the property boasts a beautifully landscaped rear garden, perfect for outdoor gatherings and relaxation.

Inside, the house features two inviting reception rooms, providing ample space for both entertaining guests and enjoying family time. With five well-proportioned bedrooms, including one conveniently located on the ground floor, this home is designed to accommodate a variety of living arrangements. The presence of a family bathroom ensures that morning routines run smoothly for everyone.

Practicality is at the forefront of this property, which includes a downstairs WC and a utility space, making daily chores more manageable. Additionally, the property benefits from a driveway and a garage, offering secure parking and extra storage options.

This home is sold with the added benefit of being a Freehold, providing peace of mind and flexibility for future owners. With its generous living space, beautiful garden, and convenient location, this property is an ideal choice for those looking to settle in a welcoming community. Don't miss the chance to make this delightful house your new home.

Tenure: Freehold
EPC Rated: D
Council tax band: D

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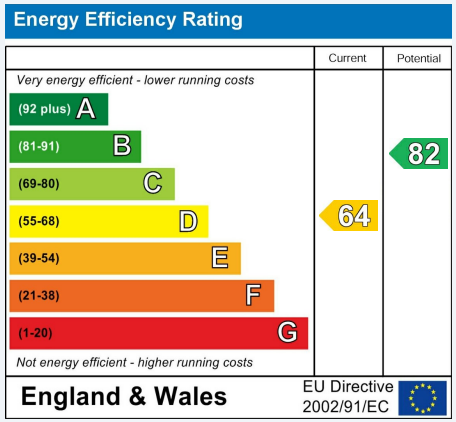
Total area: approx. 212.4 sq. metres (2286.5 sq. feet)

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