







Gildersdale Drive, Blackley, Manchester, M9

- FREEHOLD
- IN NEED OF MODERNISATION
- CLOSE TO MOTORWAY LINKS AND HEATON PARK
- OFF ROAD PARKING AND GARAGE
- EN-SUITE WITH MASTER BEDROOM
- NO CHAIN
- IDEAL FOR A GROWING FAMILY
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- SPACIOUS REAR GARDEN

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Asking Price £340,000

NO CHAIN & FREEHOLD. Located in the popular area of Gildersdale Drive, Blackley, Manchester, this charming detached house presents an excellent opportunity for those seeking a project to make their own. With four well-proportioned bedrooms and two bathrooms, including an en-suite to the master bedroom, this property is ideal for families or those looking for extra space.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. A convenient downstairs WC adds to the practicality of the layout. The property is sold as a freehold and comes with the added benefit of no chain, making it an attractive option for prospective buyers.

While the home is in need of modernisation, it offers a blank canvas for individuals eager to put their personal stamp on it. The spacious rear garden provides ample outdoor space for relaxation and recreation, while off-road parking and a garage ensure that your vehicles are secure and easily accessible.

Location is key, and this property does not disappoint. It is conveniently situated close to motorway links, making commuting a breeze, and is just a stone's throw from Heaton Park, one of the largest parks in Europe. Additionally, easy access to Manchester city centre means that you can enjoy the vibrant urban lifestyle while still retreating to the tranquillity of your own home.

This property is a fantastic opportunity for those looking to create their perfect home in a sought-after location. Don’t miss your chance to explore the potential that this house has to offer.

Tenure: Freehold
Council Tax Band: D
EPC Rated: C











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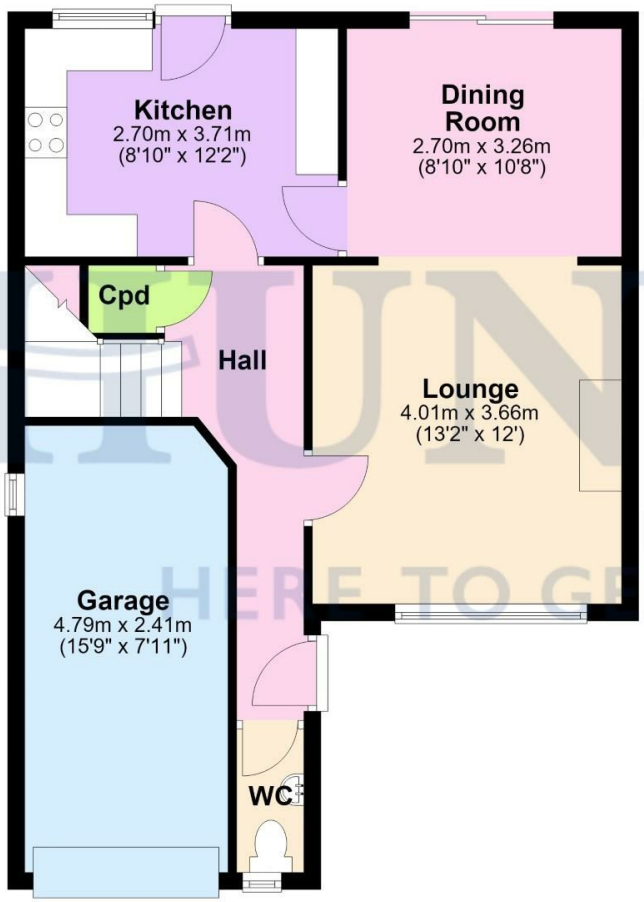

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Ground Floor

Approx. 58.6 sq. metres (631.3 sq. feet)



First Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



Total area: approx. 109.4 sq. metres (1177.3 sq. feet)

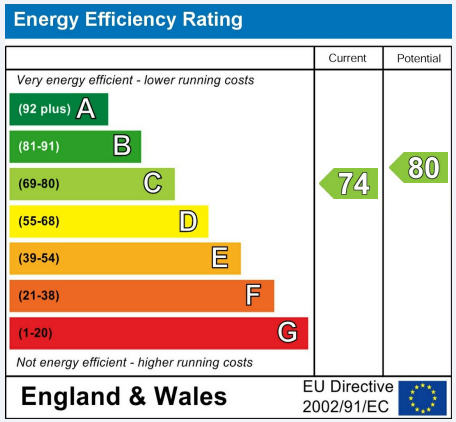
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

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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