Glen Avenue, Blackley, Manchester, M9

- AUCTION
- SITUATED IN A HIGHLY DESIRABLE AREA
- OFF ROAD PARKING/GARAGE
- CLOSE TO REPUTABLE SCHOOLS
- EPC RATING - C
- FREEHOLD - NO CHAIN
- GENEROUS PLOT
- APPROX. 1,679 SQ. FT. ACROSS THREE FLOORS
- PRIVATE REAR GARDEN WITH COVERED SEATING AREA
- VIEWING IS HIGHLY RECOMMENDED

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Guide Price £265,000

Hunters are pleased to offer for sale this substantial and characterful four bedroom detached family home, situated on the ever popular Glen Avenue in Blackley, Manchester and offered to the market with the added benefit of no chain.

Set on a generous plot with a detached garage, driveway parking and a private rear garden backing onto mature woodland, this impressive property provides approximately 1,679 sq. ft. of versatile accommodation arranged over three floors, making it an ideal purchase for growing families seeking both space and convenience. The property also benefits from a single storey rear extension that has been built up, enhancing the ground floor living space.

The ground floor comprises an inviting entrance porch leading into a spacious hallway, a bay fronted lounge, a separate dining room with French doors opening onto the rear garden, perfect for entertaining and a well proportioned fitted kitchen extending to the rear of the property. The layout offers excellent flexibility for modern family living. To the first floor are three bedrooms, including two generous doubles and a further single bedroom, together with a family bathroom and spacious landing area. The second floor has been thoughtfully converted to create an impressive principal bedroom suite featuring a walk in wardrobe, en-suite shower room and useful eaves storage, providing a superb private retreat away from the main family accommodation.

Externally, the property enjoys attractive kerb appeal with a traditional red brick façade, mature hedging and a driveway leading to a detached garage. To the rear, the garden offers a high degree of privacy and benefits from a covered seating and entertaining area overlooking a woodland backdrop, creating a peaceful setting for outdoor dining and relaxation.

Glen Avenue is located in Blackley, Manchester, a well-established residential area known for its strong community feel and excellent access to green spaces, including nearby Heaton Park. The area offers a good range of local shops, schools and everyday amenities, while also benefiting from easy access into Manchester city centre. Transport links are well served, with nearby rail services at Mills Hill railway station and frequent bus routes providing convenient connections across Greater Manchester, making it well suited to commuters and families alike.

Early viewing is highly recommended.

Tenure: Freehold
EPC Rating: C
Council Tax Band: C

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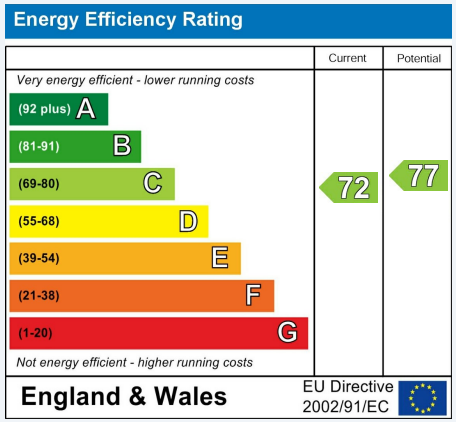
Total area: approx. 156.0 sq. metres (1679.6 sq. feet)

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