



## Weldon Drive, Blackley, Manchester, M9

- FREEHOLD
- OFF ROAD PARKING
- CLOSE TO MANCHESTER CITY CENTRE
- CLOSE TO HEATON PARK
- SPACIOUS PARKING
- DOWNSTAIRS WC
- END TERRACE
- GOOD TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS
- VIEWING RECOMMENDED

**Asking Price £200,000**

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HERE TO GET *you* THERE



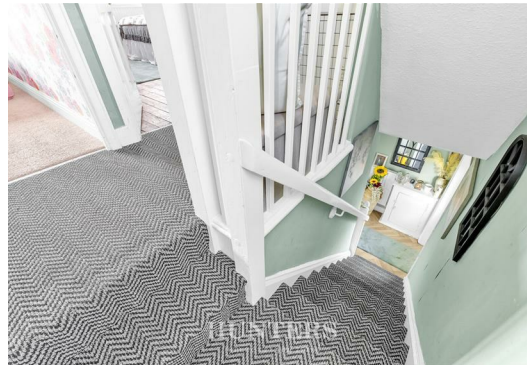
Situated on Weldon Drive in the popular area of Blackley, Manchester, this charming end-terrace house offers a great opportunity for first time buyers and those with a small family.

The property features one spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, there is ample space for families or those seeking a comfortable home office.

The house includes a family bathroom, designed for both functionality and relaxation. The layout is practical, providing a seamless flow between the living areas and bedrooms, making it an ideal choice for everyday living.

The surrounding area boasts a friendly community atmosphere, with local amenities and parks just a short distance away. This property presents an excellent opportunity for first-time buyers or families looking to settle in a welcoming location.

Tenure: Freehold  
EPC: C  
Council Tax Band: A



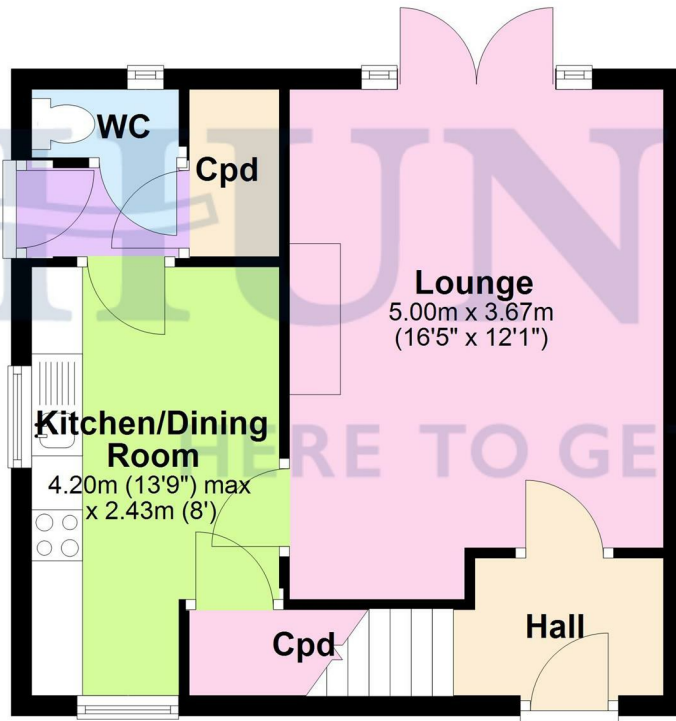






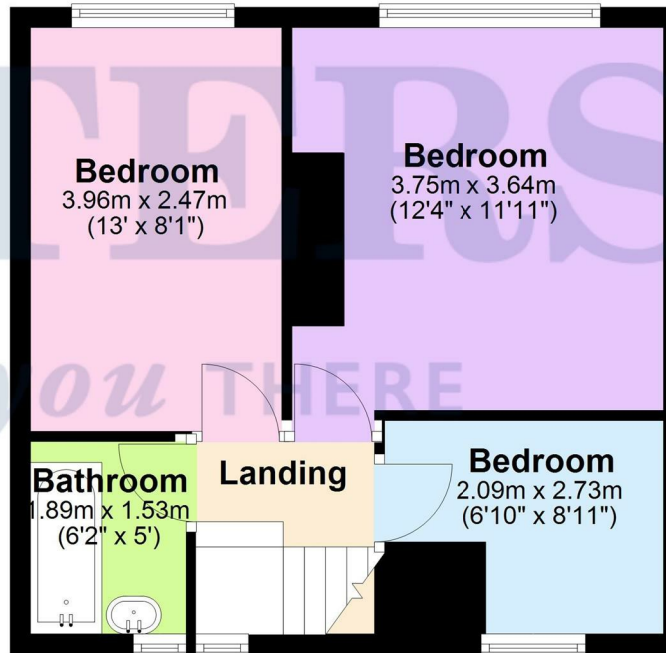
## Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



## First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 73.7 sq. metres (793.5 sq. feet)

Disclaimer - This floorplan 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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