







Charnwood Road, Blackley, Manchester, M9

- FREEHOLD
- OFF ROAD PARKING
- READY TO MOVE INTO
- COUNCIL TAX BAND A
- EASY TRANSPORT LINKS INTO MANCHESTER
- 3 BED SEMI DETACHED
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO HEATON PARK
- CLOSE TO MOTORWAY LINKS
- EPC RATED D

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Asking Price £230,000

FREEHOLD. Situated on Charnwood Road in the popular area of Blackley, Manchester, this semi-detached house presents an excellent opportunity for families and professionals alike. The property has been thoughtfully renovated to a high standard, ensuring a modern and comfortable living environment.

Inside, you will find a well-proportioned reception room that offers a perfect space for relaxation and entertaining. The house boasts three inviting bedrooms, providing ample space for family or guests. Additionally, the convenience of a downstairs WC adds to the practicality of the home, making daily life that little bit easier.

One of the standout features of this property is the generous garden, which is laid with artificial grass and patio, ensuring it is both spacious and easily maintained. This outdoor area is ideal for children to play or for hosting summer gatherings with friends and family.

Furthermore, the property benefits from off-road parking, accommodating multiple vehicles, which is a significant advantage in this area. Its prime location near Heaton Park offers residents the chance to enjoy beautiful green spaces, while excellent motorway links ensure easy access to the wider region.

This charming home combines modern living with convenience, making it a fantastic choice for those looking to settle in a thriving community.

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











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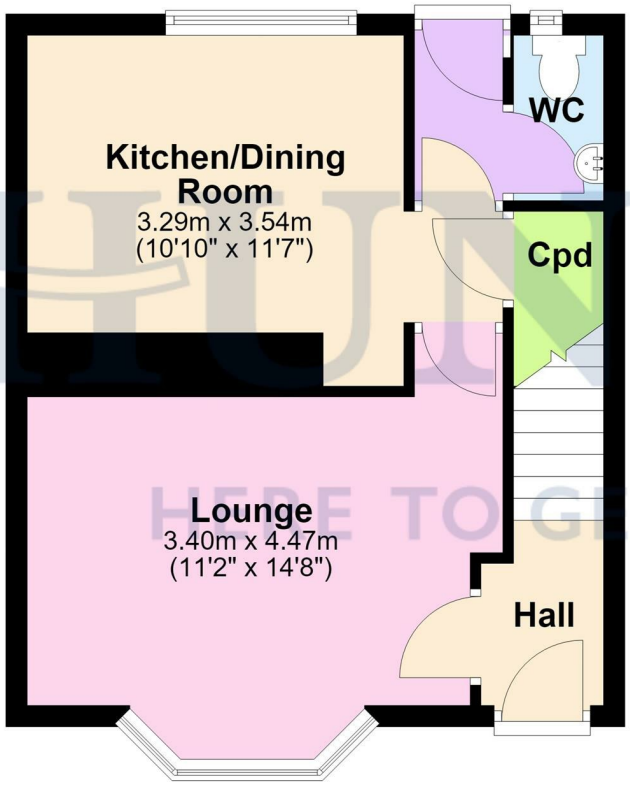

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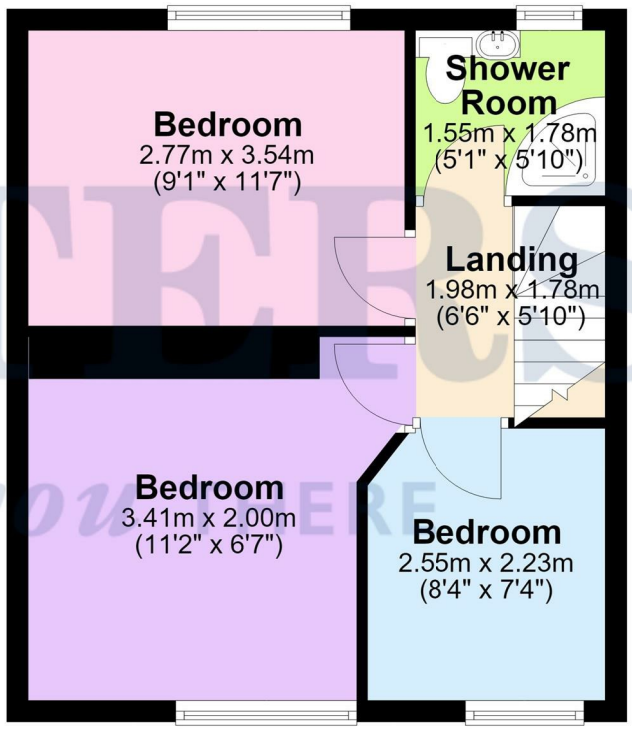
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)

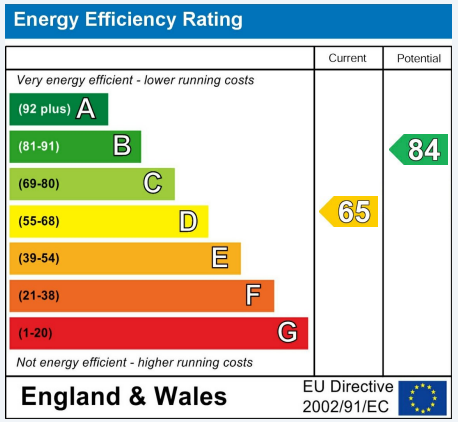


Total area: approx. 68.3 sq. metres (735.3 sq. feet)

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.

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