



65 Hill Lane, Manchester, M9 6PE
Offers in excess of £270,000

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The Property Perspective

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Set along Hill Lane in the popular Blackley area of North Manchester, this location strikes a great balance between suburban calm and city convenience. Blackley has a strong community feel with a good mix of local shops, supermarkets and everyday amenities close by, while Heaton Park – one of Europe's largest municipal parks – is just a short drive away, offering acres of green space, walking routes and leisure facilities. Commuters are well catered for with easy access to the M60 and M62 motorway networks, regular bus services into Manchester city centre, and nearby Metrolink stops providing straightforward links across the city and beyond. The area also has a long-established residential history, making it a popular choice for families and professionals alike.

The property itself is a well-presented three-bedroom semi-detached home that has been significantly improved and extended over the past five years, including a replacement roof, re-rendering, new windows and doors, a new boiler and the addition of an electric vehicle charging point. The ground floor offers generous living space with a large living room enjoying open views over the allotments, a modern fitted kitchen, and an extended section housing a sizeable dining room and separate utility room. To the first floor are two bedrooms, one double and one single, while the second floor is dedicated to a spacious master bedroom alongside a modern three-piece bathroom suite with an over-bath shower. Externally, the rear garden is attractively tiered with decking directly off the living room, a second decked seating area below and a lower level finished with artificial lawn. To the front is a driveway providing off-road parking for two vehicles, complemented by the electric car charging point.

Front

Driveway for two. Electric car charging point.

Ground Floor

Living Room 16'0" x 12'1" (4.9m x 3.7m)

Stairs from hallway, double doors to garden, two large windows, carpet, feature fireplace, radiator, painted walls.

Kitchen 11'1" x 9'10" (3.4 x 3m)

Integrated induction hob, double oven, extractor, wall mounted and base units, window to front, painted walls.

Dining Room 15'1" x 5'10" (4.6 x 1.8m)

Window to rear, laminate flooring, radiator, painted walls.

Utility Room 7'2" x 6'2" (2.2m x 1.9m)

Window to front, fitted units, toilet, sink, plumbing for washing machine, heated towel rail.

First Floor

Bedroom 12'1" x 8'10" (3.7m x 2.7m)

Rear facing, window to rear, carpet, radiator, painted walls.

Bedroom 8'10" x 6'2" (2.7m x 1.9m)

Rear facing, wood laminate flooring, window to rear, built in storage cupboard, painted walls.

Bedroom 12'1" x 10'2" (3.7m x 3.1m)

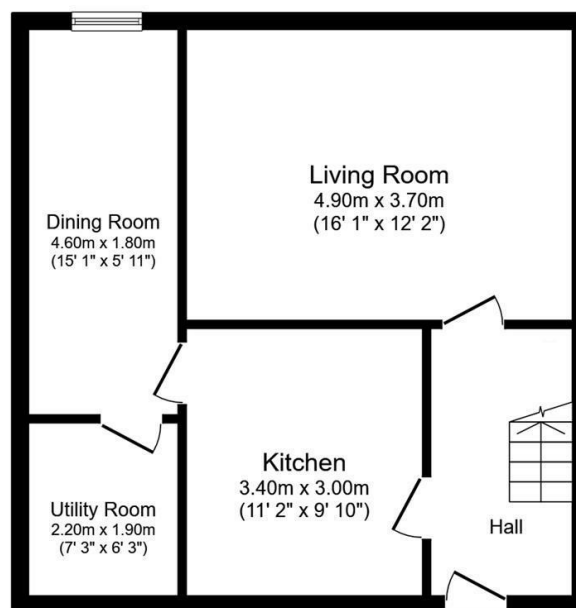
Front facing, window to front, carpet, painted walls, radiator.

Bathroom 6'2" x 4'7" (1.9m x 1.4m)

Three piece suite with over bath shower, window to front, mounted mirror, heated towel rail, laminate flooring.

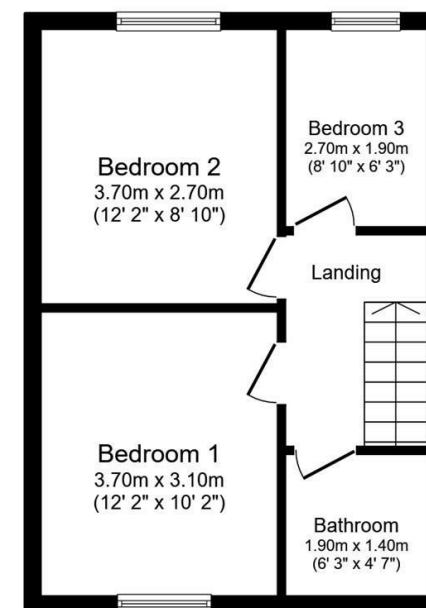
Rear Garden

Tiered garden across three levels - decking immediately from living room area with further level down being laid to decking and lower level artificial lawn. Hedging and trees on lower level. Wood fence borders. Outside tap and power.



Ground Floor

Floor area 49.7 sq.m. (535 sq.ft.)



First Floor

Floor area 35.3 sq.m. (380 sq.ft.)

Total floor area: 85.0 sq.m. (915 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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