



Hillend Road, Manchester, M23

Guide Price: £240,000

Freehold

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This three bedroom mid-terrace property is located on Hillend Road in Northern Moor and offers driveway parking, along with access to the rear garden via a gated ginzel.

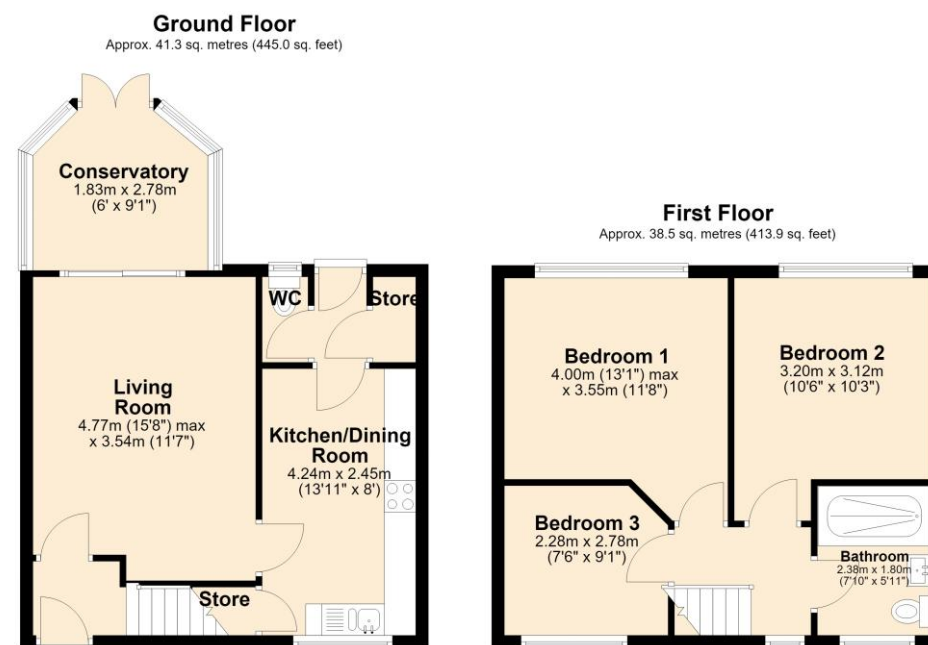
The property is entered through a welcoming entrance hallway with stairs leading to the first floor and a door opening into the generously sized living room. This bright and spacious room features an electric fireplace and large patio doors leading into the conservatory. The conservatory benefits from a solid roof and French doors that open onto the rear garden.

The kitchen/dining area is fitted with a solid wood kitchen, incorporating a gas hob, electric oven, and space for a washing machine. There is ample room for a dining table and chairs, as well as a useful understairs storage cupboard and a convenient downstairs WC.

The staircase features attractive panelling, leading to a bright and airy landing. The main bedroom is a spacious double with a large window overlooking the garden. Bedroom two is also a good-sized double, while bedroom three, located at the front of the property, is a generous single room.

The bathroom comprises a WC, hand basin, and a large shower enclosure.

Outside, the property boasts a very large rear garden with a patio area and a detached garage, offering excellent outdoor space for relaxing, entertaining, or family use.



Total area: approx. 79.8 sq. metres (858.9 sq. feet)

- FREEHOLD
- EPC Grade D
- Council Tax Band A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.