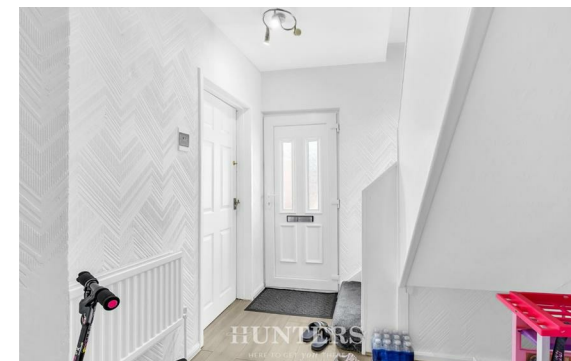




Printon Avenue, Blackley, Manchester, M9

- FREEHOLD
- OFF ROAD PARKING
- UTILITY ROOM
- EPC RATED C
- CLOSE TO MANCHESTER CITY CENTRE
- SITUATED ON A LARGE PLOT
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- IDEAL FOR FIRST TIME BUYERS
- VIEWING RECOMMENDED

Asking Price £180,000

HUNTERS®
HERE TO GET *you* THERE

FREEHOLD & LARGE PLOT. Situated on Printon Avenue in the popular area of Blackley, Manchester, this charming end terrace house offers a delightful living experience. The property is set on a large plot and is sold with the added benefit of being freehold, providing you with peace of mind and ownership flexibility.

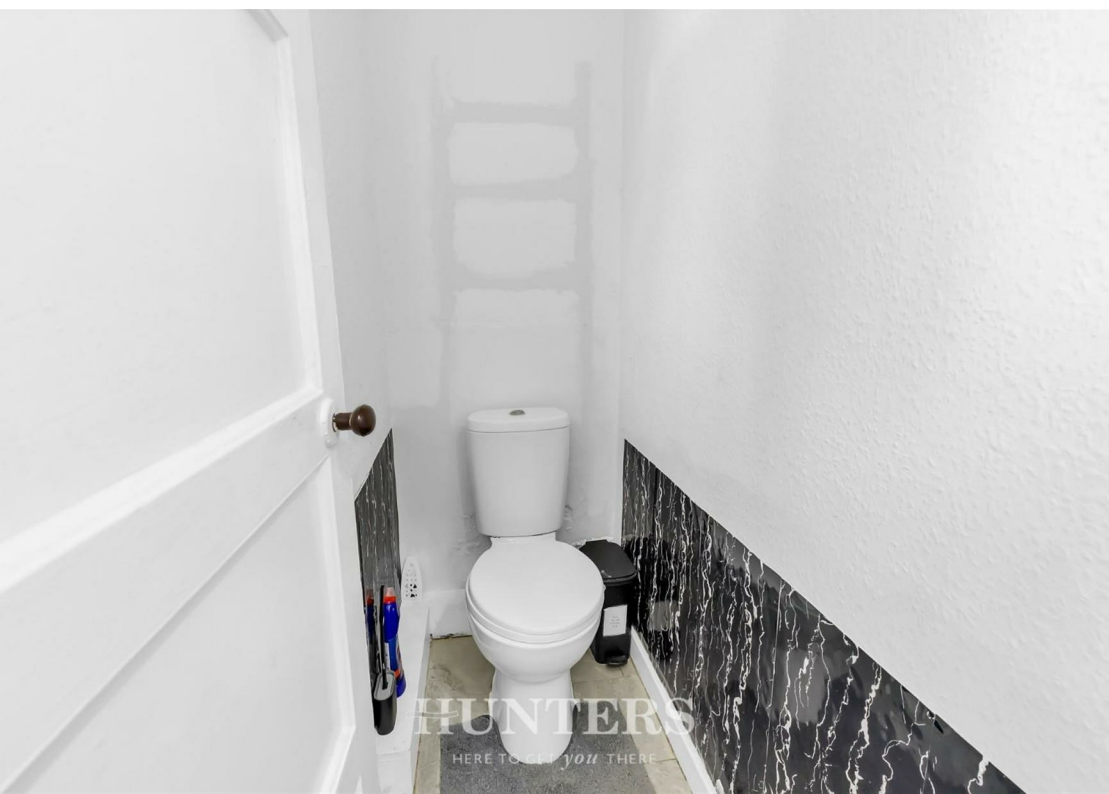
Inside, you will find a well-proportioned reception room that creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house boasts two generous double bedrooms, ensuring ample space for rest and personalisation. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the off-road parking, which accommodates multiple vehicles, making it ideal for families or those who enjoy hosting guests. Additionally, the spacious rear garden offers a wonderful outdoor space, perfect for gardening enthusiasts or for enjoying sunny days with family and friends.

This property presents an excellent opportunity for first-time buyers or those looking to invest in a growing area. With its combination of space, convenience, and potential, this end terrace house on Printon Avenue is certainly worth considering.

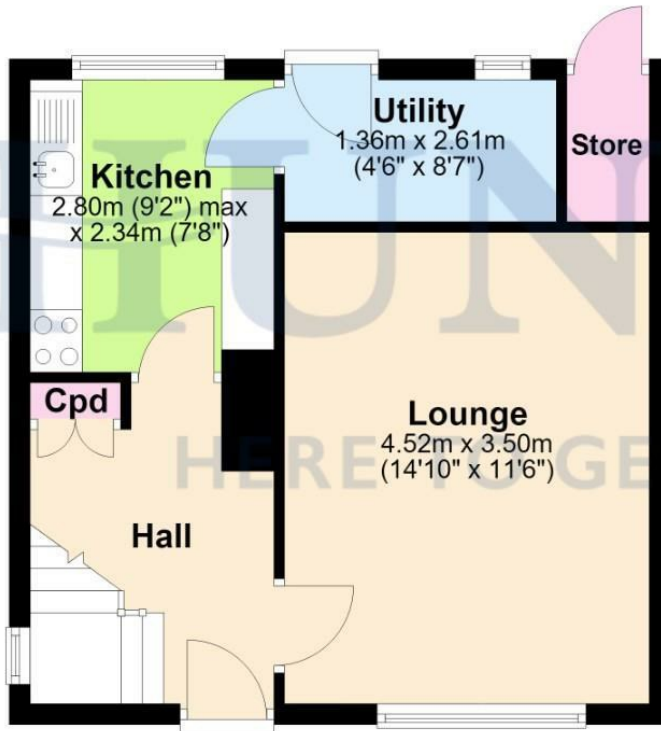
Tenure: Freehold
Council tax band: A
EPC Rated: C





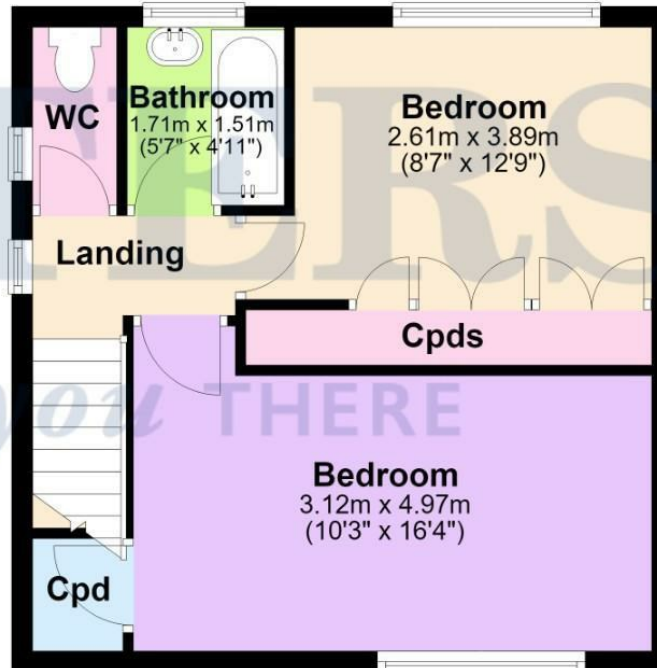
Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 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.

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) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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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