



Northridge Road, Manchester M9

- FREEHOLD
- OFF ROAD PARKING
- SOLAR PANELS
- CLOSE TO HEATON PARK
- LOW MAINTENANCE REAR GARDEN
- THREE BEDROOM TERRACE
- IDEAL FOR FIRST TIME BUYERS & FAMILIES
- HIGHLY DESIRABLE AREA OF MANCHESTER
- GROUND FLOOR WC
- BRAND NEW BOILER

Asking Price £240,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this well presented three bedroom terraced home, ideally situated on the ever popular Northridge Road, Blackley, Manchester. Offering spacious and well maintained accommodation throughout, this fantastic property is perfect for first time buyers, growing families or those looking to move straight into a home with modern conveniences already in place.

The accommodation briefly comprises an inviting entrance hall leading into a bright and spacious lounge with a charming bay window, providing an ideal space for relaxing or entertaining. To the rear is a well appointed fitted kitchen featuring a comprehensive range of built in appliances, including a fridge freezer, washing machine, tumble dryer and dishwasher, making it ready to move into from day one and provides access to the rear garden. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well proportioned bedrooms, comprising two generous double bedrooms and a good sized single bedroom, providing versatile accommodation ideal for families, those working from home or anyone in need of guest space. The floor is completed by a family bathroom, fitted with a contemporary suite.

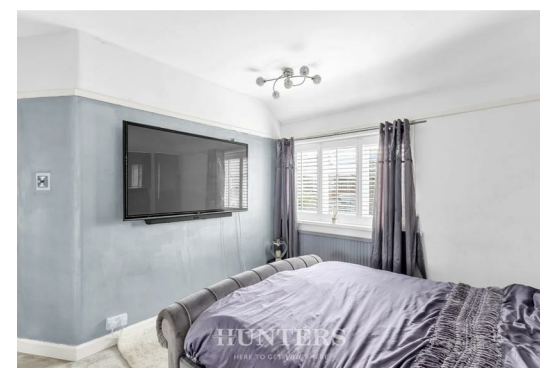
Externally, the home boasts a large driveway to the front, providing off road parking for multiple vehicles. To the rear is a low maintenance enclosed garden with an attractive patio seating area and artificial lawn, backing onto open greenery to create a pleasant and private outdoor space.

Further benefits include solar panels, double glazing and gas central heating.

Northridge Road enjoys a convenient position in Blackley, with an excellent range of local amenities, supermarkets, schools and leisure facilities all within easy reach. The property is well placed for Heaton Park, one of Manchester's largest and most popular green spaces, offering beautiful walks, family attractions and outdoor activities. There are excellent transport links nearby, including regular bus routes and easy access to the M60 motorway network, making commuting into Manchester City Centre, Middleton and surrounding areas straightforward.

This attractive freehold home combines modern living with a convenient location and early viewing is highly recommended to fully appreciate everything it has to offer.

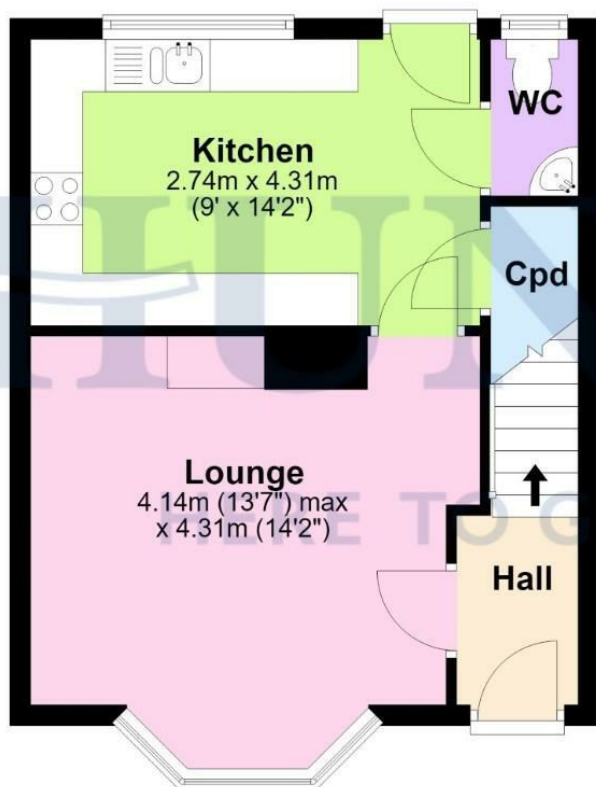
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





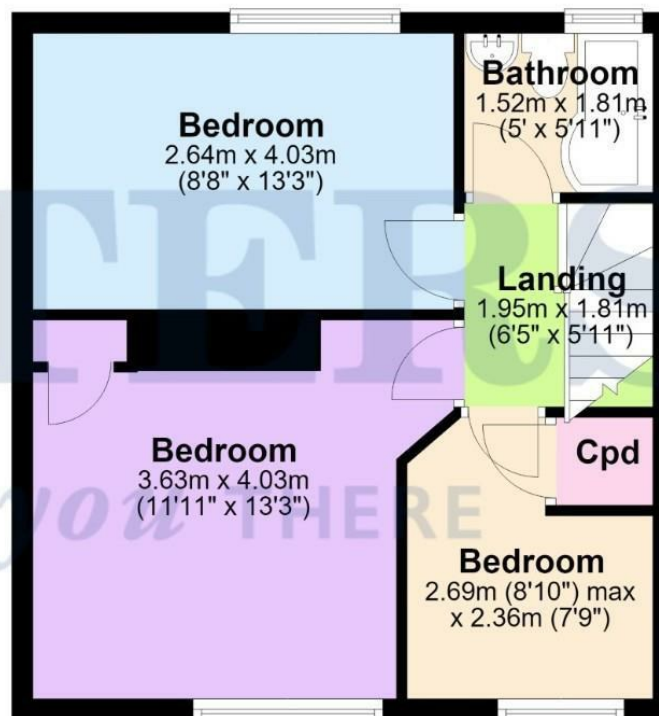
Ground Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 71.6 sq. metres (770.5 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) A		
(81-91) B		
(69-80) C	69	75
(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

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