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# Cobden Street, Manchester

£160,000



This two-bedroom mid-terraced property is ideally located in the popular area of Blackley, Manchester, offering excellent access to local amenities, schools, and transport links.

The accommodation comprises a welcoming front lounge, a separate rear lounge providing additional living space, and a fitted kitchen to the ground floor with access to the downstairs bathroom. To the first floor, there are two well-proportioned double bedrooms and a three-piece family bathroom with a shower over the bath.

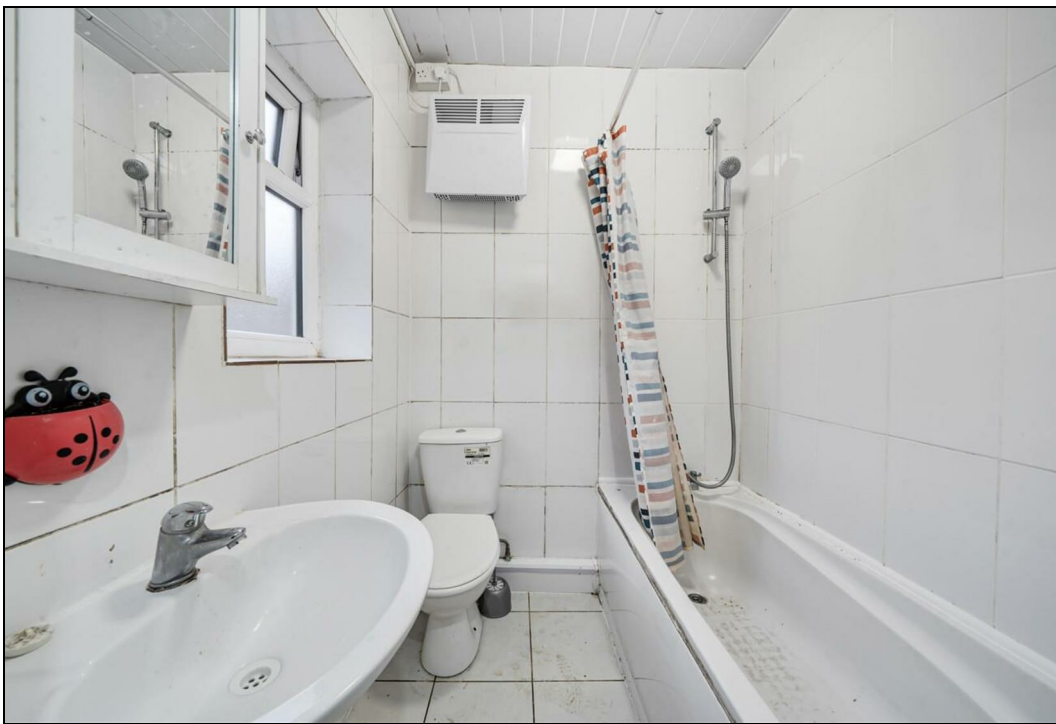
Further benefits include gas central heating, PVC double glazing where specified, an enclosed rear yard, and on-street parking to the front. The property is conveniently located just a 10-minute journey from Manchester City Centre, making it an excellent option for commuters.

This property represents a strong buy-to-let opportunity, having been previously rented and situated in a consistently sought-after rental location. With the current demand in the rental market, this type of property is expected to attract significant interest from tenants, making it an appealing investment opportunity.

## KEY FEATURES

- TWO BATHROOMS
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO CITY CENTRE
- PERFECT FOR FIRST TIME BUYERS
  - NO CHAIN
  - FREEHOLD



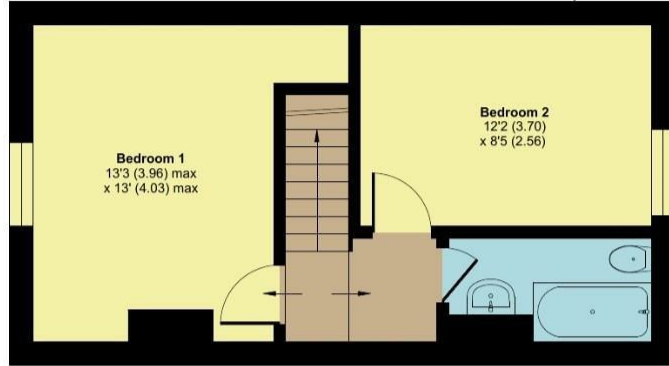




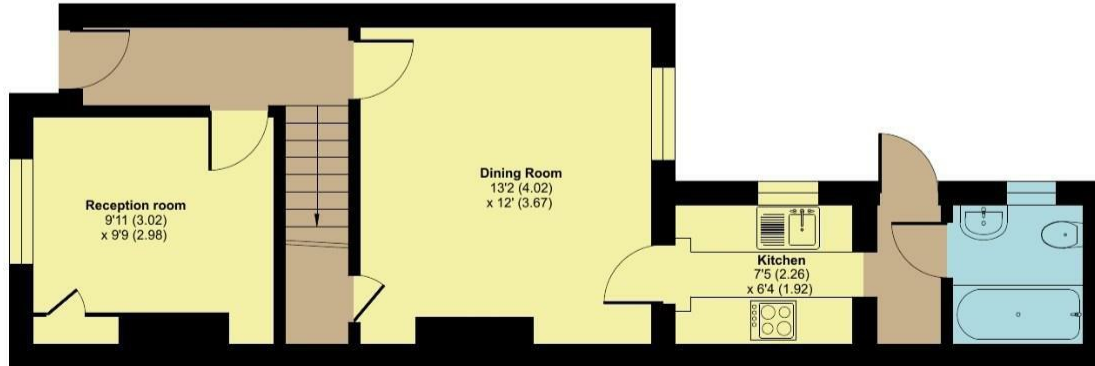
# Cobden Street, Manchester, M9

Approximate Area = 777 sq ft / 72.1 sq m

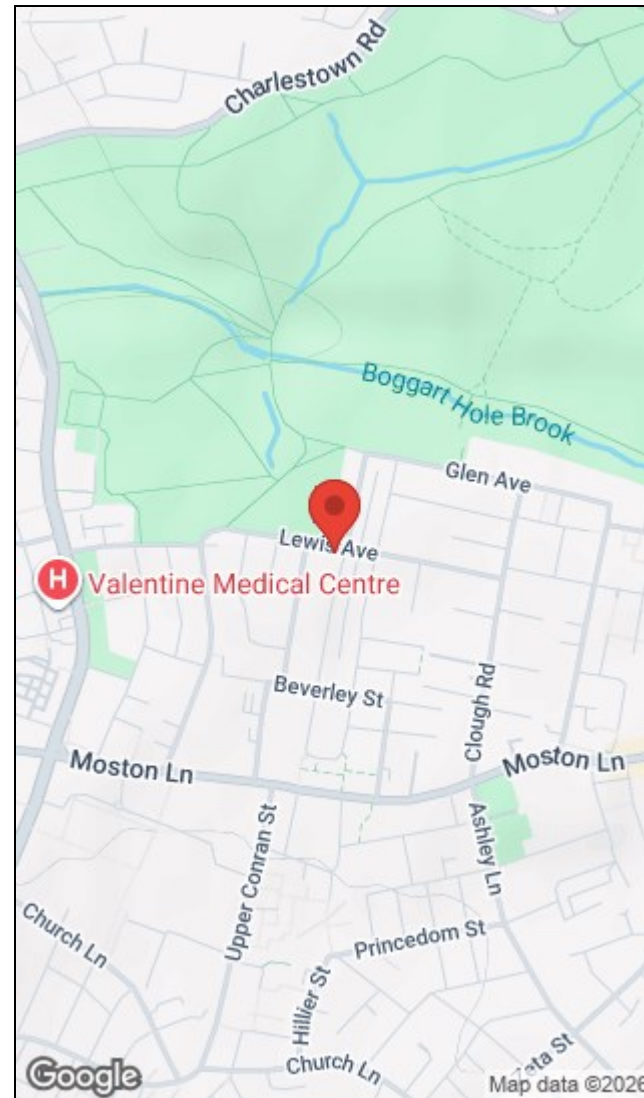
For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 31.5 SQ M  
(340 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 40.5 SQ M  
(437 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2026. Produced for Hunters Property Group. REF: 1400008

Energy Efficiency Rating	
Current	Potential
	77
57	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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