



## Heald Place Manchester M14

2 Bedroom End-Terraced with 2 Reception & Third Bedroom Potential

Offers Over: £245, 000

### Property Overview

This well-presented end-terraced freehold property offers generous and flexible accommodation arranged over two floors, making it an ideal purchase for first-time buyers, growing families, or investors. With two reception rooms and the potential to convert the ground floor reception into a third bedroom, the property provides excellent scope to adapt to changing needs.

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**BLACKSTONE**  
Estate Agents

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- End-terraced freehold property
- Two bedrooms
- Two reception rooms
- Potential to create a third bedroom
- Fitted kitchen
- Ground floor WC
- Popular and convenient location

## Ground Floor

### Accommodation

Upon entering the property, you are welcomed into a bright and spacious reception room, ideal for everyday living and entertaining. A second ground floor reception room offers further versatile space and could easily be utilised as a third bedroom, home office, or dining room, subject to requirements.

The fitted kitchen provides practical worktop and storage space and serves the rear of the property well. A ground floor WC adds convenience and completes the ground floor accommodation.

To the first floor, the property offers two well-proportioned bedrooms, each providing comfortable living space with flexibility for family use, guests, or rental purposes.

### Potential & Appeal

The adaptable layout and end-terrace position make this property particularly appealing. The option to create a third bedroom on the ground floor enhances both family living potential and investment value, especially in this popular location.

### Location

Heald Place is set within a well-established residential area, conveniently located close to local shops, schools, universities, and public transport links. Manchester city centre and surrounding areas are easily accessible, making this an excellent location for both owner-occupiers and tenants.



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## First Floor

### First Floor Accommodation

The first floor provides two generously proportioned bedrooms, both offering well-balanced layouts and excellent versatility. The principal bedroom is a spacious and comfortable room, easily accommodating a double bed along with additional bedroom furniture, making it an ideal main sleeping space. Large windows allow for good levels of natural light, creating a bright and welcoming atmosphere.

The second bedroom is also well sized and lends itself to a variety of uses, including a guest bedroom, children's room, or home office. Its flexible proportions make it suitable for both residential and investment purposes.

A WC toilet is conveniently located on the first floor, positioned to serve both bedrooms efficiently. This additional facility enhances the practicality of the home and supports comfortable day-to-day living.

Overall, the first floor layout is thoughtfully arranged, offering privacy, comfort, and functionality, while complementing the adaptable accommodation available on the ground floor.



### Gas Central Heating & Double Glazing

Stay warm and comfortable all year round with a full gas central heating system and efficient double-glazed windows—keeping the warmth in and energy bills down.



### Chain-Free Sale

This property is ready when you are. With no onward chain, you can move quickly and with confidence, making your transition to homeownership smooth and hassle-free.



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## Local Amenities

Situated in a well-connected residential location, 267 Heald Place, Manchester M14 5NJ benefits from excellent access to a wide range of local amenities, making it ideal for families, professionals, and students alike.

### Education

The area is well served by a selection of reputable primary and secondary schools, providing convenient options for families with children.

In addition, the property is within close proximity to two of Manchester's leading higher-education institutions:

The University of Manchester

Manchester Metropolitan University

This makes the location particularly attractive for students, academics, and rental investors.



### Healthcare Facilities

Residents benefit from easy access to some of the city's most established healthcare facilities, all located along the nearby Oxford Road corridor, including:

Manchester Royal Infirmary

Royal Manchester Children's Hospital

Saint Mary's Hospital

These major NHS hospitals provide comprehensive medical services and are easily accessible by public transport.



### Transport Links

The property enjoys excellent public transport connections, with multiple bus stops located within a short walking distance. Regular bus services operate along Wilmslow Road and Platt Lane, offering direct routes to:

### Manchester City Centre

Universities and hospitals along Oxford Road

Didsbury, Fallowfield, and surrounding districts

Manchester city centre is easily reachable, making daily commuting straightforward and convenient.



### Local Shops & Lifestyle

A variety of local shops, supermarkets, cafés, and restaurants can be found nearby, particularly along Wilmslow Road. The area also benefits from access to local parks and green spaces, providing opportunities for leisure, walking, and outdoor activities.



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## MOVE SMART. SELL FAST. BUY WITH CONFIDENCE

Whether you're buying your dream home or selling a property, Black Stone Estate Agents offers expert guidance every step of the way. We provide free valuations, market your property on major platforms, and handle everything from viewings to legal completion—with no upfront fees.

### Trusted Tenants. Maximum Returns

Let your property with confidence.

At Black Stone Estate Agents, we offer full-service letting and management—from tenant sourcing to rent collection and maintenance. Our expert team handles everything, giving you peace of mind and reliable returns



# BLACKSTONE

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BLACK STONE ESTATE AGENTS ARE AMONG MANCHESTER'S MOST TRUSTED REAL ESTATE PROFESSIONALS, OFFERING EXPERT SUPPORT WHETHER YOU'RE BUYING, SELLING, OR LETTING PROPERTY. WITH OVER 20 YEARS OF EXPERIENCE IN THE INDUSTRY, THE AGENCY BRINGS PROFESSIONAL, ENTHUSIASTIC SERVICE AND STRONG LOCAL EXPERTISE TO EVERY CLIENT.

## Why Choose Us

We showcase your property on major platforms including Rightmove, Zoopla, and Boomin, while expertly managing every stage – from marketing and viewings to negotiation and legal completion – giving you complete peace of mind.

**Local Authority:** A decades-long presence in Manchester has earned us a reputation for reliability and outstanding customer service

**Client-Centered Approach:** We adapt to your schedule and communication preferences, ensuring a stress-free experience tailored to your needs

**End-to-End Support:** From staging and professional photography to listing on major platforms like Rightmove, Zoopla, and Boomin, we manage every step—marketing, viewings, negotiations, and legal completion

