

Leeqrangle Road, Blackley, Manchester, M9

- FREEHOLD
- CLOSE TO MANCHESTER CITY CENTRE
- NEAR NORTH MANCHESTER HOSPITAL
- EPC RATED C
- POPULAR LOCATION
- INTEGRAL GARAGE
- GOOD TRANSPORT LINKS
- DOWNSTAIRS WC
- COUNCIL TAX BAND B
- VIEWING RECOMMENDED

Asking Price £230,000

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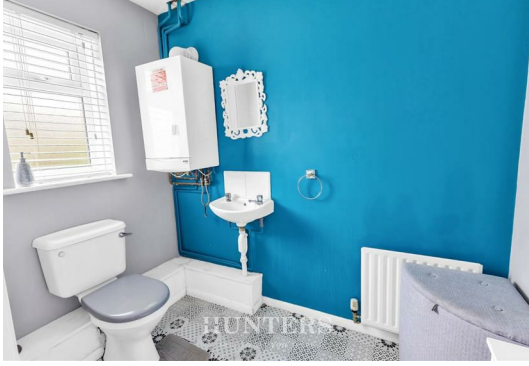
HERE TO GET *you* THERE

FREEHOLD. Situated on Leegrage Road in the popular area of Blackley, Manchester, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm atmosphere for relaxation and entertaining, while the integral garage adds practicality for your vehicle or additional storage needs.

The property features a modern bathroom and a convenient downstairs WC, enhancing the functionality of the home. Its prime location ensures easy access to Manchester City Centre, making it an excellent choice for commuters and city enthusiasts alike. Additionally, the proximity to North Manchester Hospital adds to the appeal, providing peace of mind for families and professionals in the healthcare sector.

This delightful home is a wonderful opportunity for anyone looking to settle in a thriving community while enjoying the benefits of urban living. Don't miss the chance to make this property your own.

Tenure: Freehold
EPC: C
Council tax band: B





Ground Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 95.5 sq. metres (1028.2 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			88
(81-91) B			
(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

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