

HUNTERS®

HERE TO GET *you* THERE



Victoria Road

Northenden, Manchester, M22 4JP

Auction Guide £230,000



Council Tax: B



13 Victoria Road
Northenden, Manchester, M22 4JP
Auction Guide £230,000



- NO CHAIN
- BEAUTIFUL EDWARDIAN PROPERTY
- TWO GOOD SIZE RECEPTION ROOMS
- PERIOD FEATURES
- IN NEED OF RENOVATION
- LOVELY GARDEN WITH OUTHOUSE
- CLOSE TO M56/M60 MOTORWAY
- LONG LEASEHOLD 878 YEARS REMAINING
- COUNCIL TAX BAND B
- GREAT LINKS TO MANCHESTER CITY CENTRE & MANCHESTER AIRPORT

A beautiful period Edwardian property situated on Victoria Road. This house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms and two inviting reception rooms, this property offers ample space for family living.

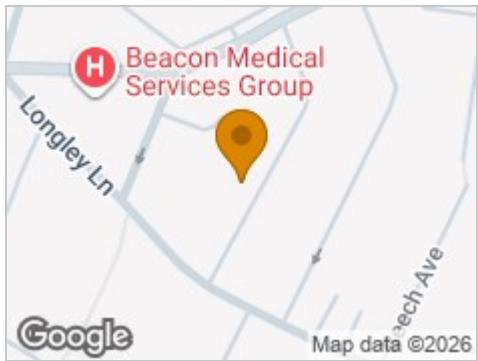
The house, while in need of renovation, boasts a wealth of character and potential, allowing you to put your own stamp on it. The layout is practical, with two well-sized receptions rooms, both at the front and rear of the property and a lovely garden that provides a peaceful retreat from the hustle and bustle of daily life. The garden also features a small outhouse, perfect for storage or as a workshop.

Conveniently located, this property is just a short stroll from a variety of local amenities, including shops, bars, and cafes, ensuring that everything you need is within easy reach. Additionally, the proximity to the M56 and M60 motorways makes commuting to Manchester and beyond a breeze.

This house is not just a property; it is a canvas waiting for your vision. With its prime location and potential for transformation, it is an ideal choice for those looking to invest in a home that reflects their personal style. Don't miss the chance to explore the possibilities that await in this delightful Northenden residence.



Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
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.