



Parkway, Manchester M9

- NO CHAIN
- LARGE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- EPC RATNG D
- DRIVEWAY
- POPULAR LOCATION
- IN NEED OF MODERNISATION
- COUNCIL TAX BAND B

Asking Price £200,000



Hunters are delighted to offer for sale this three bedroom semi detached property. Situated on Parkway, Blackley, Manchester, this property offers an excellent opportunity for buyers looking to add value and create a family home. Offered to the market with no onward chain, this property presents a fantastic opportunity for first time buyers or anyone looking to put their own stamp on a well located home.

Upon entering the property, the accommodation comprises a spacious reception/dining room, three well proportioned bedrooms and a family bathroom. While the property would benefit from some modernisation, it provides a blank canvas for those seeking a renovation project with plenty of potential.

Ideally located within easy reach of Manchester City Centre, the property enjoys convenient access to a wide range of local amenities, schools, shops, and leisure facilities. Excellent transport links nearby make commuting and travelling across the city simple and convenient.

A particular benefit is the off road parking and a large garden to the rear, a valuable feature in this popular residential area.

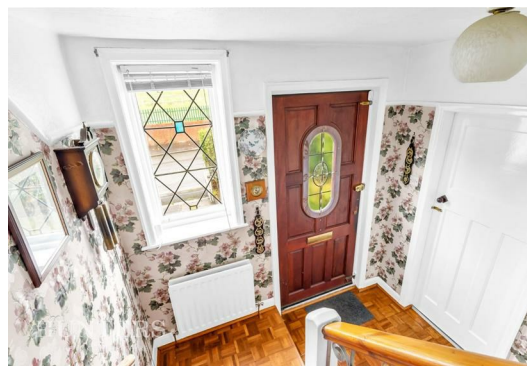
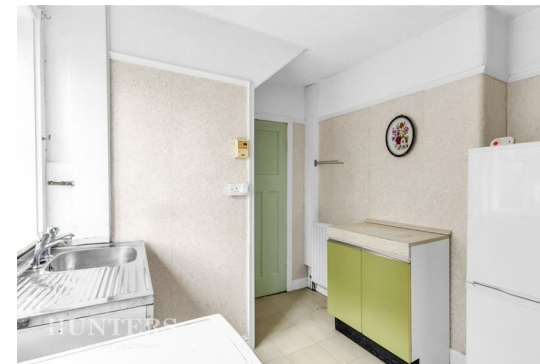
Early viewing is highly recommended.

Tenure: Leasehold – 911 years remaining

Ground Rent: £10 per annum

EPC Rating: D

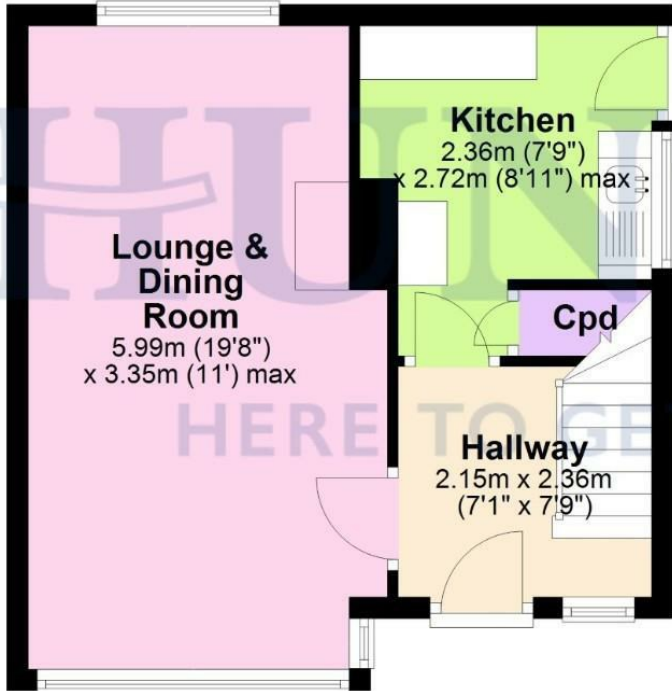
Council Tax Band: B





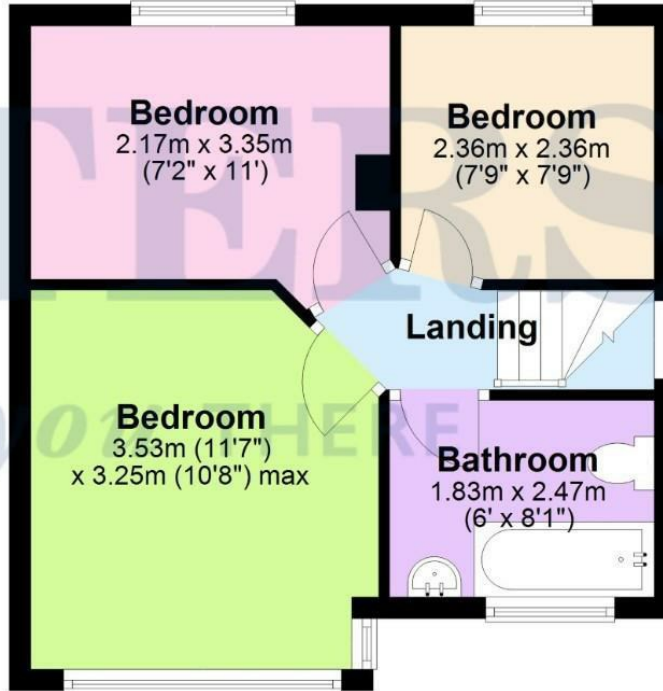
Ground Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 65.9 sq. metres (709.3 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 | | | 77 |
| (55-68) D | | 66 | |
| (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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