Heathbank Road, Manchester M9

- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS OR FAMILIES
- FULLY REWIRED IN 2021
- DESIRABLE BLACKLEY LOCATION
- EPC RATING C
- THREE BEDROOM SEMI DETACHED
- DRIVEWAY FOR UP TO FOUR CARS
- GENEROUS ENCLOSED REAR GARDEN
- NEW BOILER AND KITCHEN IN 2021
- COUNCIL TAX BAND A

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Asking Price £250,000

Hunters are delighted to offer for sale this freehold well presented three bedroom semi detached home, situated on the desirable Heathbank Road in Blackley, Manchester. Offering spacious accommodation throughout, the property would make a perfect purchase for first time buyers or a growing family looking for a home ready to move straight into.

The property has undergone a number of significant improvements in recent years. In November 2021, it benefited from a full rewire, a new fitted kitchen and a new boiler, while the stylish family bathroom was replaced in 2025. Further exterior improvements were completed approximately 18 months ago, including rendering to the front elevation, the addition of an entrance porch and the levelling and concreting of the driveway, which now provides off road parking for up to four vehicles.

Internally, the accommodation comprises a welcoming entrance porch and hallway, a spacious living room and a generous kitchen/diner extending across the rear of the property. The modern kitchen offers a range of fitted units, ample worktop space and room for dining, with French doors opening directly onto the rear garden.

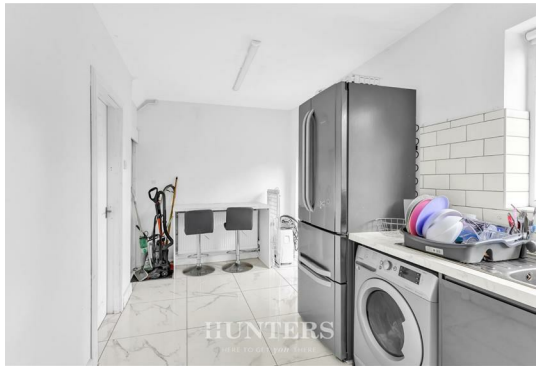
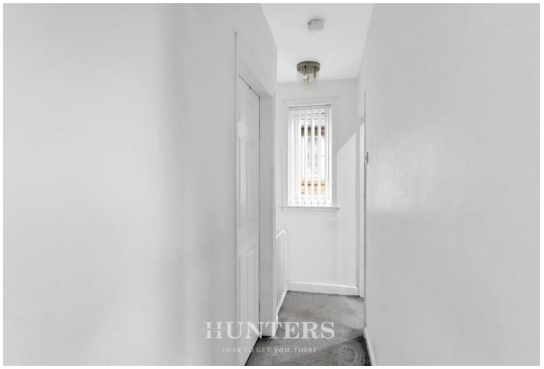
To the first floor are three well proportioned bedrooms, with the third currently being used as a home office, together with a contemporary family bathroom featuring a modern three piece suite with a shower over the bath.

Externally, the property boasts a substantial concrete driveway to the front, providing parking for up to four cars. To the rear is a generous enclosed garden with a paved patio and lawn, offering an excellent outdoor space for children, entertaining and relaxing.

Heathbank Road is located within a desirable and well established residential area of Blackley, conveniently positioned for a range of local shops, schools and everyday amenities. Excellent public transport links provide easy access to Manchester city centre and surrounding areas, while the M60 motorway network is also within easy reach. Heaton Park, North Manchester General Hospital and a selection of leisure facilities and green spaces are all located nearby.

Early viewing is highly recommended to appreciate the accommodation, presentation and outdoor space this superb family home has to offer.

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

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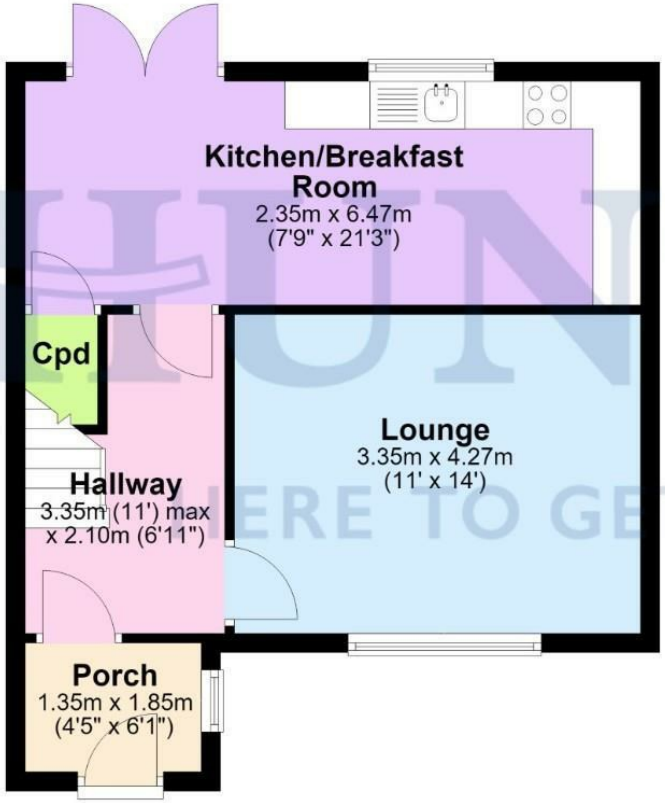
Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



First Floor

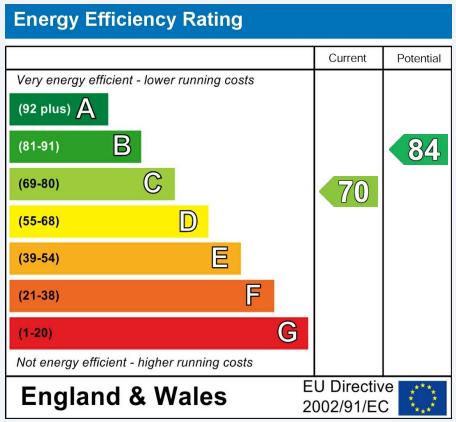
Approx. 37.6 sq. metres (405.2 sq. feet)

Total area: approx. 77.7 sq. metres (836.1 sq. feet)

Disclaimer - This flooplan 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.

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.



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.

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.

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The Property Ombudsman