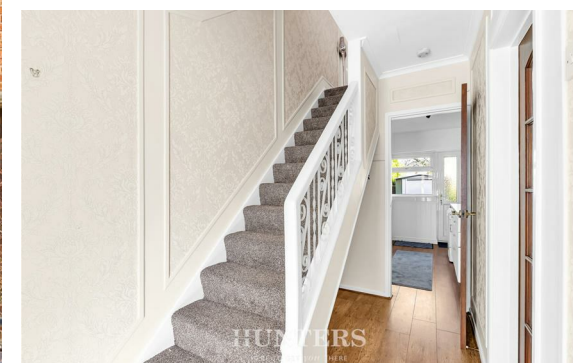




Edward Street, Moston, Manchester, M9

- NO CHAIN
- 3 MILES AWAY FROM MANCHESTER CITY CENTRE
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- OFF ROAD PARKING TO THE REAR
- TRANSPORT LINKS INTO MANCHESTER
- IN NEED OF MODERNISATION
- COUNCIL TAX BAND A

Asking Price £190,000

HUNTERS®
HERE TO GET *you* THERE

NO CHAIN. Situated on Edward Street in the popular area of Moston, Manchester, this charming terraced house presents an excellent opportunity for those looking to create their ideal home. The property boasts one reception room and three well-proportioned bedrooms, making it suitable for families or individuals seeking extra space. Additionally, there is a bathroom that offers the potential for personalisation.

This residence is conveniently located close to Manchester City Centre, providing easy access to a wealth of amenities, shops, and entertainment options. The area benefits from good transport links, ensuring that commuting in and out of town is both straightforward and efficient.

While the property is full of potential, it does require modernisation, allowing you to put your own stamp on it and transform it into a contemporary living space that meets your needs. Furthermore, off-road parking to the rear adds to the practicality of this home, making it a rare find in such a desirable location.

In summary, this terraced house on Edward Street is a fantastic opportunity for those looking to invest in a property with great potential in a prime location. With a little vision and effort, this house could become a wonderful home.

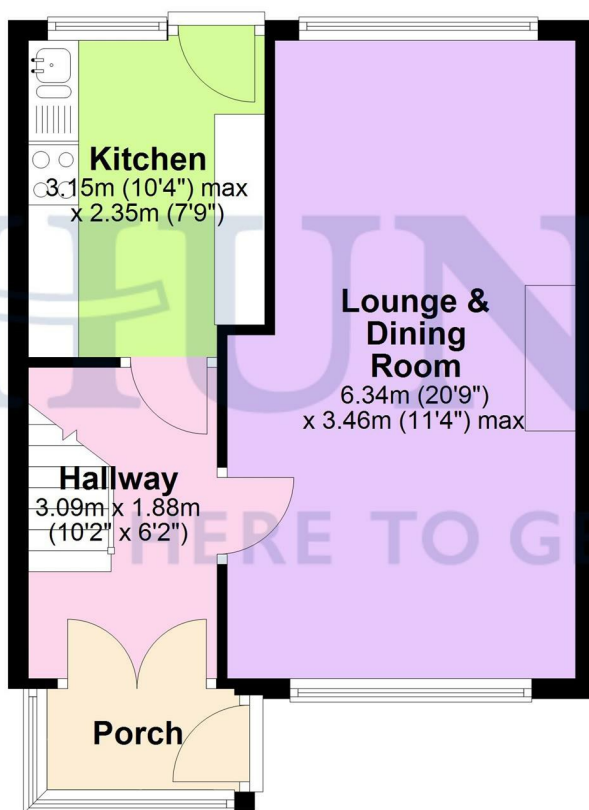
Tenure: Leasehold
Ground rent: £10 PA
EPC Rated: E





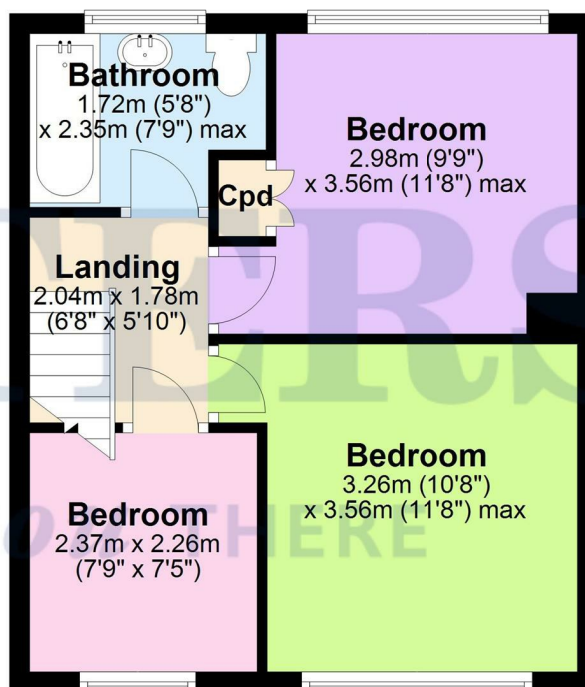
Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 71.0 sq. metres (764.4 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	47	
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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>