



Elmtun Road, Blackely, Manchester, M8

- NO CHAIN
- GOOD TRANSPORT LINKS IN TO MANCHESTER
- IDEAL FOR FIRST TIME BUYERS
- COUNCIL TAX BAND A
- DOWNSTAIRS WC
- FREEHOLD
- TWO DOUBLE BEDROOMS
- IN NEED OF MODERNISATION
- EPC RATED D
- VIEWING RECOMMENDED

Asking Price £170,000

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FREEHOLD & NO CHAIN. Situated on Elmton Road in the popular area of Blackley, Manchester, this charming mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. The property boasts two well-proportioned bedrooms, a comfortable reception room, and a conveniently located WC, making it both practical and inviting.

This home is being sold with the added benefit of no chain, allowing for a smooth and straightforward purchase process. The freehold nature of the property further enhances its appeal, providing a sense of ownership and stability.

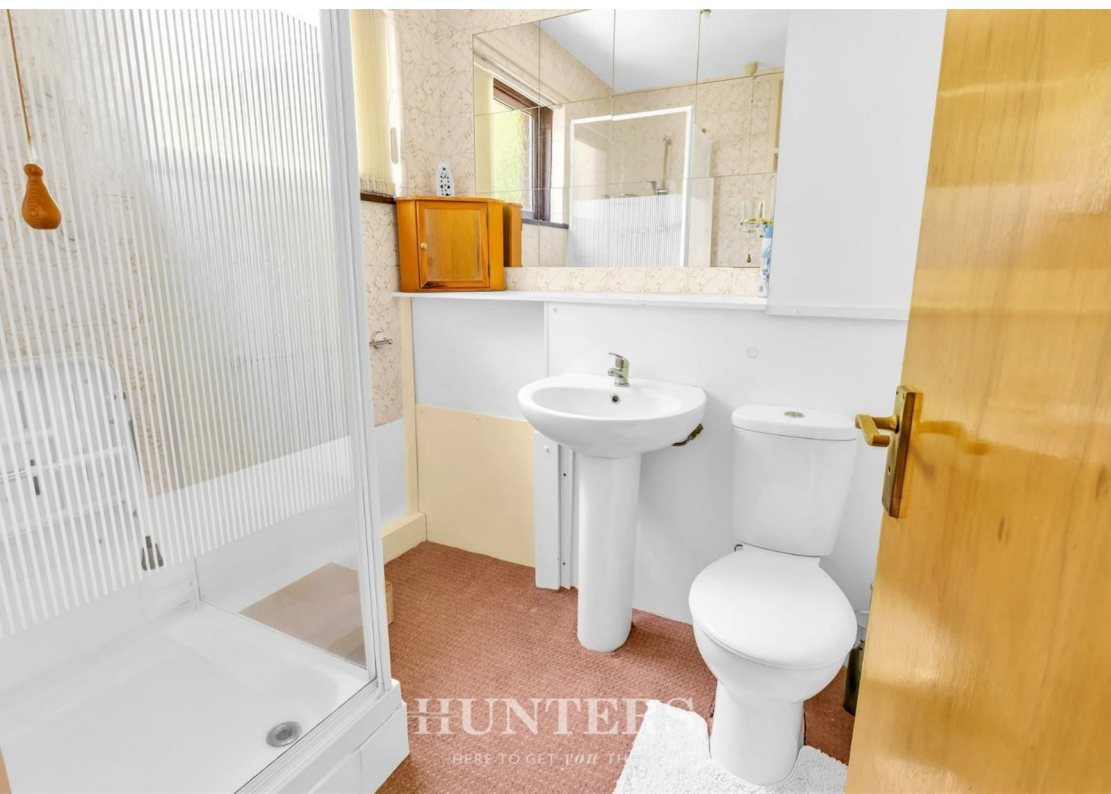
While the house is in need of modernisation, it offers a blank canvas for those looking to put their personal touch on their new home. The potential for transformation is significant, allowing you to create a space that truly reflects your style and preferences.

Location is key, and this property does not disappoint. It is ideally situated for excellent transport links into Manchester city centre, making it perfect for commuters and those who enjoy the vibrant urban lifestyle.

In summary, this mid-terrace house on Elmton Road is a fantastic opportunity for anyone looking to invest in a property with great potential in a prime location. Don't miss your chance to make this house your home.

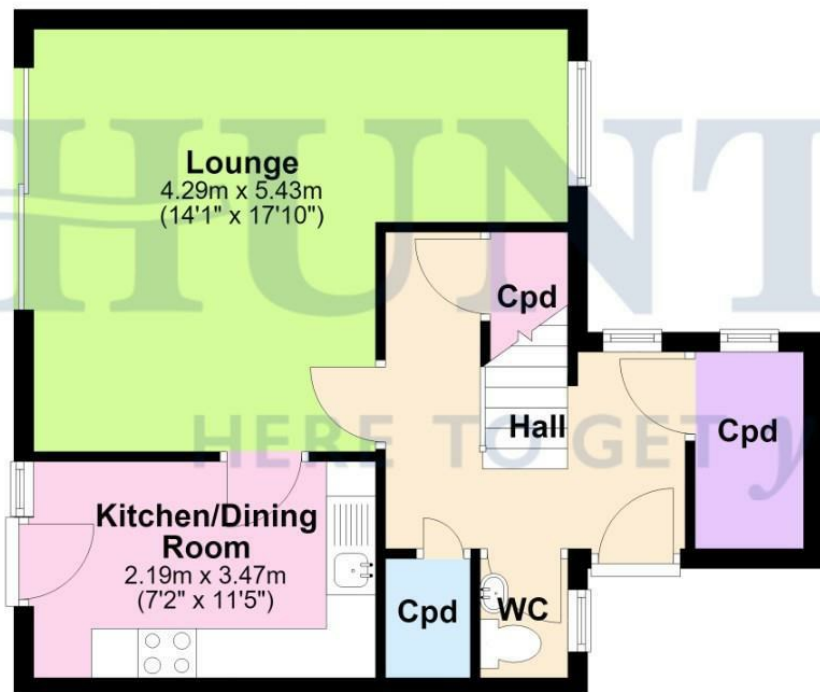
Tenure: Freehold
Council tax band: A
EPC Rated: D





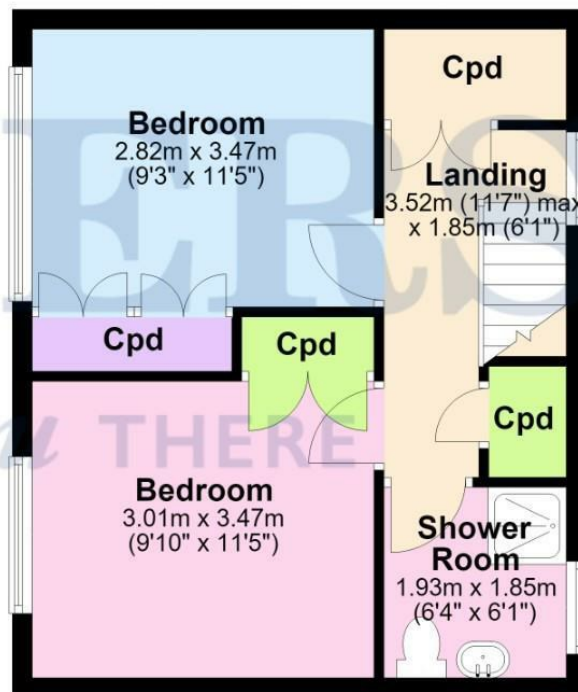
Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 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.

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		81
(69-80) C		
(55-68) D	65	
(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

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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