

Chendre Road, Manchester, M9

- FREEHOLD
- SPACIOUS CONSERVATORY WITH FRENCH DOORS
 - IDEAL FOR FIRST TIME BUYERS
- CLOSE TO SCHOOLS, PARKS & TRANSPORT LINKS
 - OFF ROAD PARKING
- SOUGHT AFTER LOCATION IN BLACKLEY
- MASTER BEDROOM WITH EN-SUITE AND FITTED WARDROBES
 - BRIGHT BAY FRONTED LOUNGE
- OPEN PLAN KITCHEN/DINING AREA
- WELL MAINTAINED REAR GARDEN WITH DECKING

Asking Price £230,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present this charming three bedroom semi detached family home, ideally located on the popular Chendre Road in Blackley, Manchester. Perfect for first time buyers, this property offers a range of desirable features including off road parking, a spacious conservatory, and a well kept interior throughout.

Upon entering, you're welcomed into a bright hallway leading into a generous yet cosy lounge. The lounge is enhanced by a charming bay window that fills the room with natural light. Flowing seamlessly from the lounge is an open plan kitchen and dining area, a perfect space for family living and entertaining. French doors from the dining area open into a spacious conservatory, which benefits from insulation to create a comfortable year round living space. Additional French doors provide access to the rear garden.

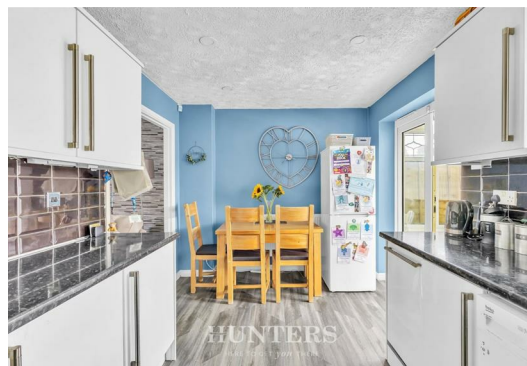
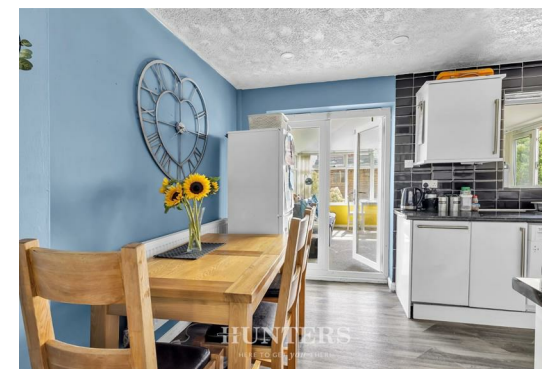
Upstairs, the property offers three well proportioned bedrooms. The master bedroom features fitted wardrobes and a private en-suite wet room, while the remaining bedrooms are ideal for children, guests, or home office use. The family bathroom is neatly presented with a WC, hand basin, and a shower over bath. Additionally, there is also access to the loft, providing useful additional storage space.

Externally, the home is equally impressive. The front garden is well maintained and offers off road parking for added convenience. To the rear, you'll find a tidy garden with a lawn and raised decked patio area, perfect for relaxing or entertaining.

Chendre Road is situated in a popular and family friendly area of Blackley, offering excellent access to local amenities, schools, parks, and transport links. With nearby schools such as Crab Lane Primary and The Co-op Academy Manchester, as well as close proximity to North Manchester General Hospital, Heaton Park, and motorway networks, the location is both convenient and well connected, making it a great choice for families and commuters alike.

This property is not one to be missed and an early viewing is highly recommended.

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





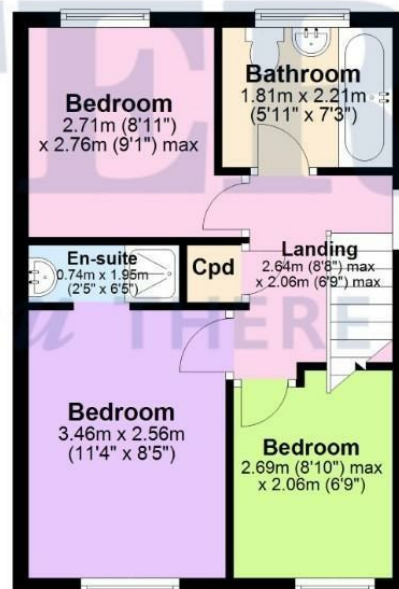
Ground Floor

Approx. 49.9 sq. metres (536.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 83.4 sq. metres (898.0 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		
(69-80) C	79	84
(55-68) D		
(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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

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