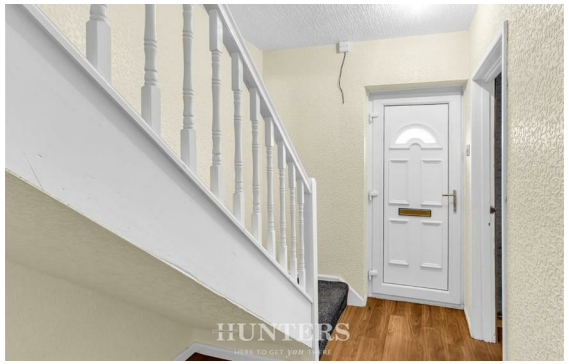

Printon Avenue, Manchester M9

- NO ONWARD CHAIN
- MUCH LOVED FAMILY HOME
- OFF ROAD PARKING
- EXCELLENT TRANSPORT LINKS
- POPULAR BLACKLEY LOCATION
- FREEHOLD
- THREE BEDROOM MID TERRACED
- IN NEED OF MODERNISATION
- GENEROUS REAR GARDEN
- GREAT POTENTIAL FOR ALL BUYERS

HUNTERS®
HERE TO GET *you* THERE

Asking Price £220,000

Hunters are delighted to offer for sale this three bedroom mid terraced property on Printon Avenue in Blackley, Manchester, offered for sale with no onward chain. Having been in the same family for many years, this has been a much loved family home that has been cared for throughout its ownership. The property is now ready for its next chapter and would benefit from some updating and modernisation, giving the new owner an excellent opportunity to put their own stamp on the property and create a lovely home.

Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the main living accommodation and stairs leading to the first floor. The generous lounge is positioned to the front of the property and offers a comfortable space. To the rear is a separate dining room, providing a dedicated space for a family, with French doors leading directly out to the rear garden, allowing plenty of natural light into the room and providing easy access to the outdoor space. The kitchen is also located to the rear of the property and provides access through to a useful rear hall, which in turn offers additional access out to the rear garden.

To the first floor, there are three well proportioned bedrooms, providing plenty of flexibility for a growing family, guests or those requiring a home office. The main bathroom is also located on this floor and is complemented by a separate WC. A further staircase leads to the second floor, where there is a useful store room providing valuable additional storage space. The accommodation offers a good amount of space throughout.

The rear garden is a particularly good feature, offering a generous lawned area with established borders, mature trees and fencing providing a good degree of privacy. There is also a paved patio area and a useful brick built garden store room, making the outside space practical as well as offering plenty of room to enjoy during the warmer months. To the front, there is a driveway providing off road parking.

Printon Avenue is situated within the popular Blackley area of Manchester, with a good range of everyday amenities close by. There are local shops, supermarkets, schools and leisure facilities within the surrounding area, while nearby Boggart Hole Clough provides a fantastic green space for walks, outdoor activities and enjoying the surrounding woodland. The property is also well placed for transport links, with regular bus services providing routes towards Manchester city centre, Middleton and Rochdale, while the M60 is also easily accessible for those commuting by car. Manchester city centre is only a few miles away, making the area a convenient choice for those wanting access to the city whilst still having local amenities and green spaces nearby.

Early viewing is highly recommended to fully appreciate the generous accommodation, excellent potential and overall opportunity this property has to offer.

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

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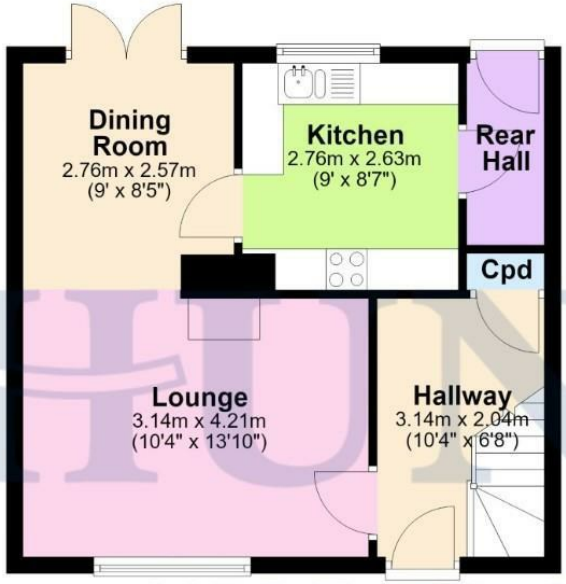
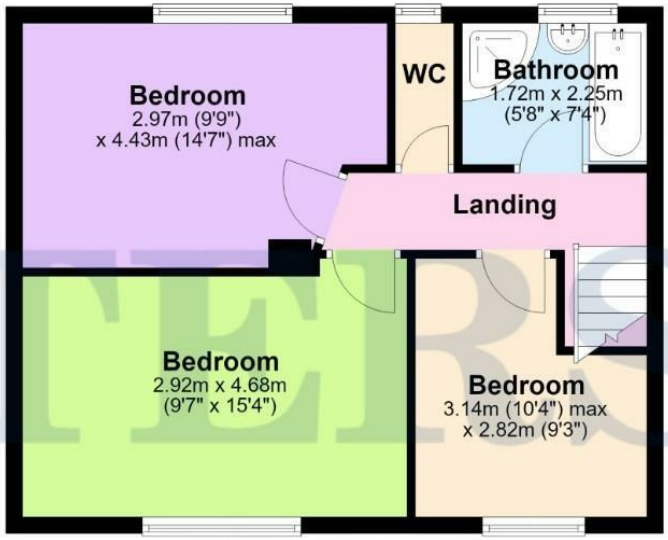
Ground Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



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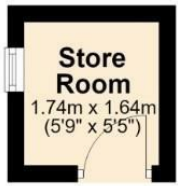
Second Floor

Approx. 2.9 sq. metres (30.8 sq. feet)

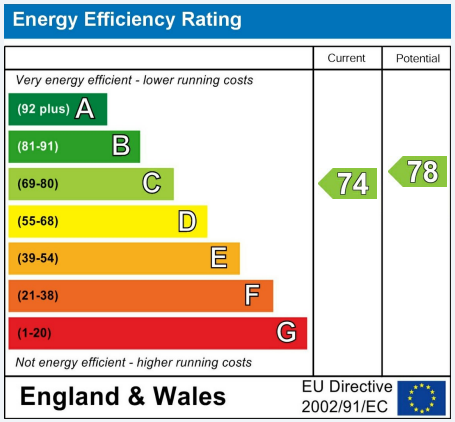


Total area: approx. 86.4 sq. metres (929.9 sq. feet)

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