



## Southdown Crescent, Manchester

- NO CHAIN
- GOOD SIZE PLOT
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A
- FREEHOLD
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- EPC RATING C

**Offers Over £220,000**

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HERE TO GET *you* THERE



Hunters are pleased to introduce this delightful three-bedroom semi-detached property, occupying a generous plot on Southdown Crescent in Blackley, Manchester. Offered for sale with no onward chain and benefiting from freehold tenure, this attractive property is ideally located approximately four miles from Manchester City Centre, making it an excellent choice for a growing family seeking convenience and space.

An internal inspection is highly recommended to fully appreciate the generous accommodation on offer. Upon entering, you are greeted by a welcoming hallway that leads into a spacious lounge with French doors opening directly onto the rear garden, allowing for an abundance of natural light. The ground floor also features a well-proportioned kitchen/dining area, complemented by a practical utility room and a convenient guest WC.

To the first floor, the property offers three bedrooms, including two comfortable double rooms and a versatile third bedroom, currently utilised as a dressing room. A contemporary family bathroom completes this level, comprising a WC, hand wash basin, and a shower over the bath.

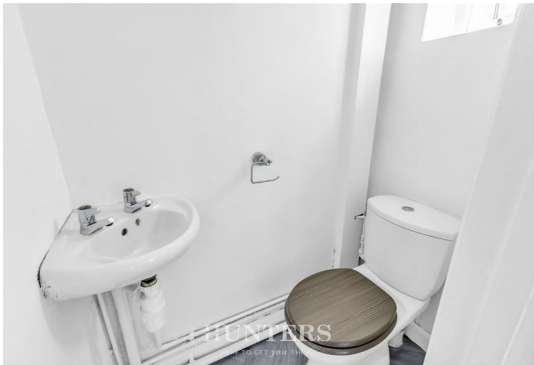
Externally, the property benefits from substantial outdoor space, including off-road parking to the front and side, alongside a neatly maintained lawned garden. The rear garden is equally well-kept, featuring a combination of patio and lawned areas, ideal for outdoor relaxation or entertaining. Southdown Crescent enjoys a superb residential setting, with easy access to local amenities including schools, cafes, and transport links.

Early viewing is strongly advised, as properties of this calibre in such a desirable location are rarely available for long.

Tenure: Freehold

EPC Rating: C

Council Tax Band: A



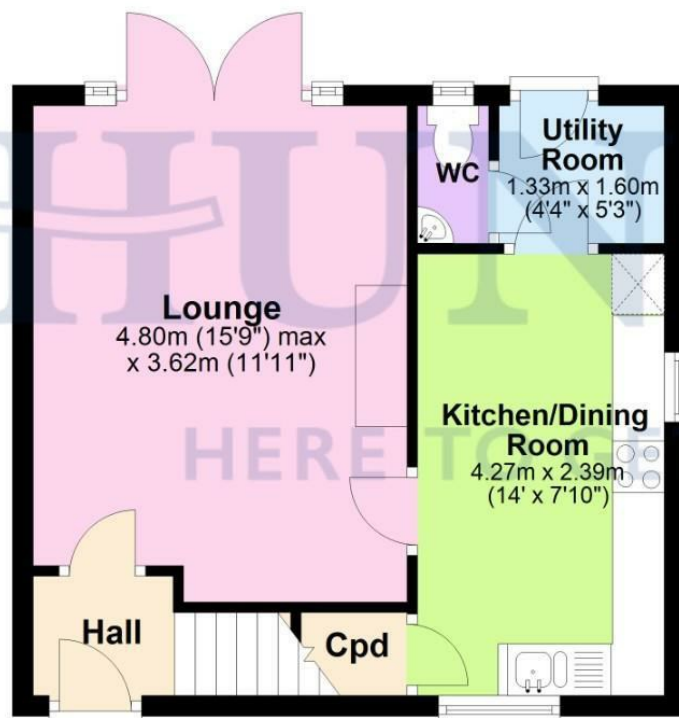






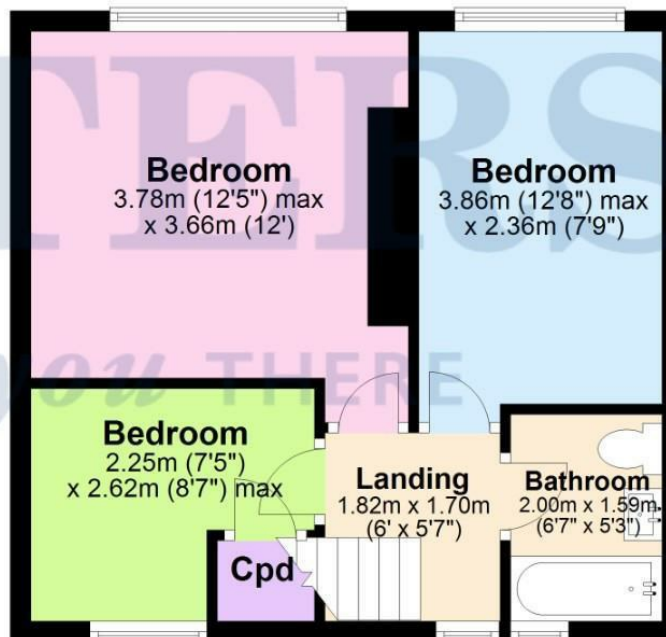
## Ground Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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