



Lawson Street, Blackley, Manchester, M9

- ATTIC ROOM
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- CLOSE TO NORTH MANCHESTER HOSPITAL
- READY TO MOVE INTO
- SPACIOUS PROPERTY
- POPULAR LOCATION
- AROUND 5 MILES TO MANCHESTER CITY CENTRE
- COUNCIL TAX BAND A
- VIEWING RECOMMENDED!

Offers Over £170,000

HUNTERS[®]
HERE TO GET *you* THERE

THREE FLOORS WITH AN ATTIC ROOM. Welcome to this charming mid-terrace house located on Lawson Street in the popular area of Blackley, Manchester. This delightful property features two spacious reception rooms, providing ample space for relaxation and entertaining guests. With two well-proportioned bedrooms, this home is perfect for small families or professionals seeking a comfortable living environment.

The property also boasts a versatile attic room, which can serve as an additional bedroom or a dedicated office space, catering to your personal needs. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this home is its prime location. It is situated close to North Manchester Hospital, making it an ideal choice for healthcare professionals or those who value proximity to medical facilities. Additionally, the property benefits from excellent transport links into Manchester City Centre, allowing for easy commuting and access to the city's vibrant amenities.

This mid-terrace house offers a wonderful opportunity for those looking to settle in a friendly community while enjoying the convenience of urban living. Don't miss the chance to make this lovely property your new home.

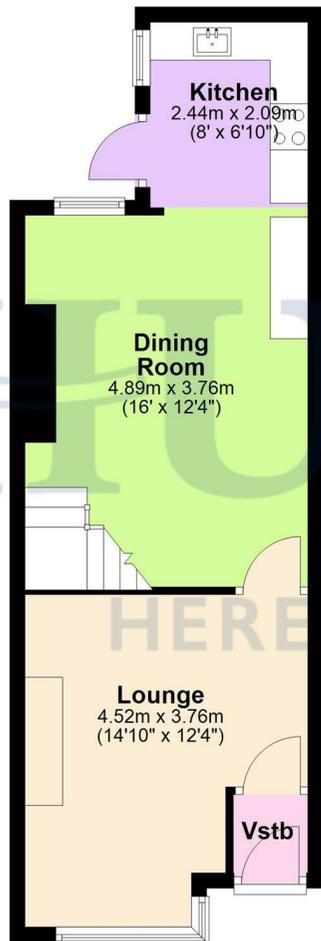
Tenure: Leasehold - 880 years remaining
Ground rent: £2.60 per year
Council tax band: A
EPC: C





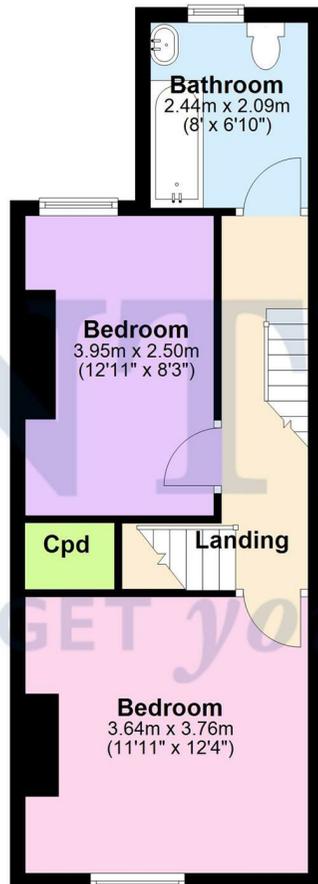
Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



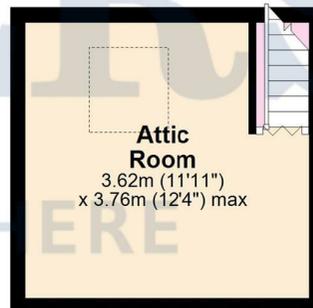
First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Second Floor

Approx. 13.4 sq. metres (144.5 sq. feet)



Total area: approx. 90.9 sq. metres (978.6 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		75	82
(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

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