



## Braxton Walk, Manchester M9

- NO CHAIN
- IN NEED OF MODERNISATION
- GATED OFF ROAD PARKING
- TWO RECEPTION ROOMS
- FREEHOLD
- EXCELLENT POTENTIAL
- THREE GOOD SIZED BEDROOMS
- IDEAL FOR INVESTORS

Offers In The Region Of £120,000



Hunters are pleased to market this three bedroom mid terraced house on Braxton Walk situated in Harpurhey, Manchester. Although this property requires a programme of modernisation, it offers substantial living space and thoughtfully priced for the a buyer. This property has the added benefit of being offered with no chain and represents an exciting opportunity for those with a vision.

As you enter through the porch, you'll find yourself in an open hallway. This area provides access to the various parts of the house, including the spacious lounge, well proportioned kitchen, a dining room and a convenient downstairs WC. Upstairs, you'll discover two generously sized double bedrooms, both offering ample space and the potential for customisation to your personal tastes. Additionally, the third bedroom, also of a good size, can easily serve as a comfortable guest room or a versatile home office and a family bathroom WC, hand wash basin and a separate shower.

The property includes the added convenience of gated off parking at the rear.

Situated in Harpurhey, this property enjoys proximity to a wealth of local amenities, including shops, schools, colleges, supermarkets, and all the conveniences that a location can offer. For those who require access to the city, Manchester City Centre is within easy reach, making this property ideal for commuters. Additionally, the well connected motorway network is just a stone's throw away, further enhancing the convenience of this location.

Contact us today to schedule a viewing and discover the potential that this Braxton Walk residence holds.

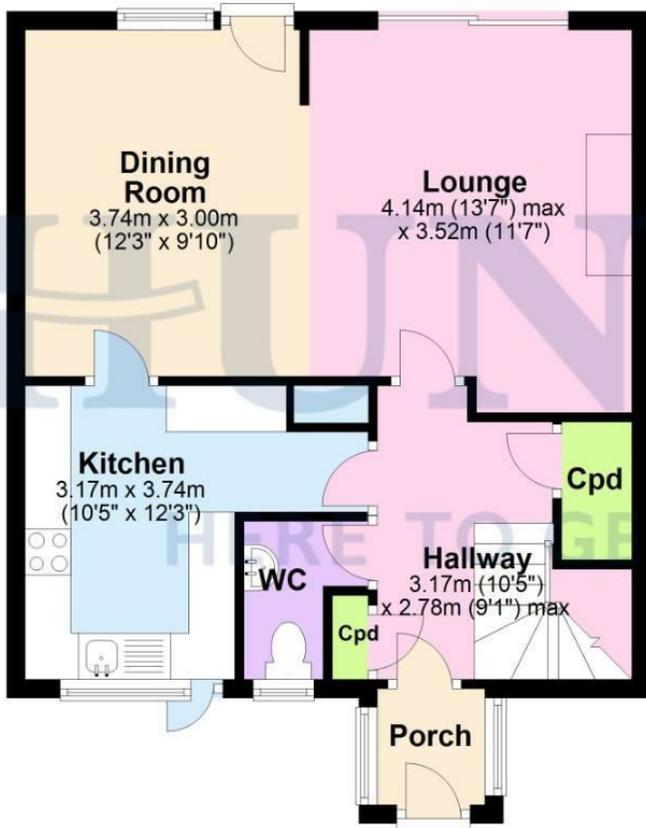
Tenure: Freehold  
Council Tax Band: A  
EPC Rating: D





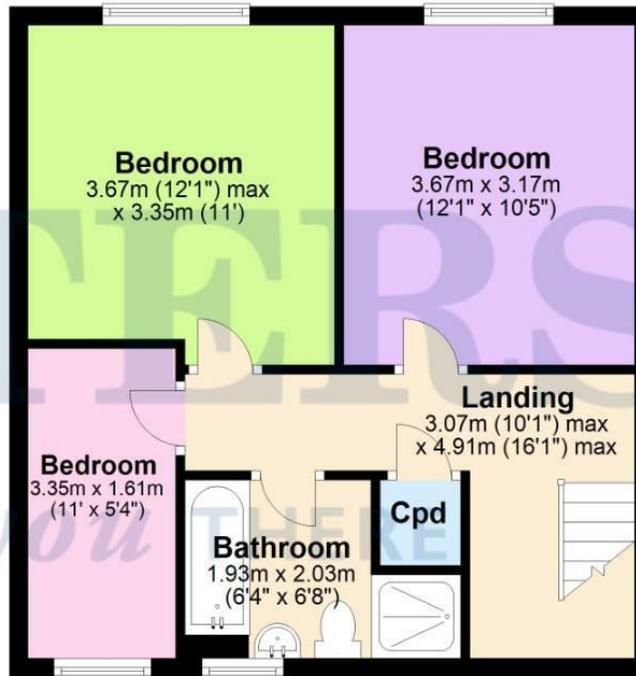
## Ground Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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