



Hazelbottom Road, Manchester M8

- NO CHAIN
- NEWLY FITTED KITCHEN
- EN-SUITE TO MASTER BEDROOM
- GARAGE
- CLOSE TO LOCAL AMENITIES
- SPACIOUS & WELL PRESENTED FOUR BEDROOM FAMILY HOME
- DOWNSTAIRS WC
- IDEAL FOR A GROWING FAMILY
- PRIVATE LAWNED REAR GARDEN
- EPC RATING - C

Price £274,000

HUNTERS®
HERE TO GET *you* THERE

Hunters is pleased to present this spacious and well maintained four bedroom mid terrace family home, located on Hazelbottom Road, Manchester. Built around 2008, this property has been cherished by the same family for several years and is now offered with no onward chain, making it an ideal opportunity for a growing family looking to upsize.

Upon entering the property, the hallway leads to a newly fitted modern kitchen. The generous lounge offers ample space for family living and opens onto a private rear garden through patio doors. A convenient downstairs WC completes the ground floor, perfectly suited to the needs of a larger household.

On the first floor, there are three well proportioned bedrooms and a family bathroom featuring a WC, shower over bath, and hand basin. The second floor is dedicated to the spacious master bedroom, which includes an en-suite bathroom and a dressing area. All rooms have been freshly decorated to a high standard and feature brand-new carpets.

The front of the property includes a small lawned area with gated access, while the rear boasts a larger lawned garden and a single garage for added convenience.

Hazelbottom Road is situated in a sought-after residential area, offering excellent connectivity and convenience. It is close to local amenities, including shops, schools, and parks, making it perfect for families. The property is also well connected to Manchester city centre, with easy access to public transport links and major road networks.

This home offers both comfort and practicality for modern family living in a convenient location close to all essentials. An early viewing is highly recommended to fully appreciate the space and quality this property has to offer.

Tenure: Leasehold
Ground Rent: £240.00 per annum
EPC Rating: C
Council Tax Band: C





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

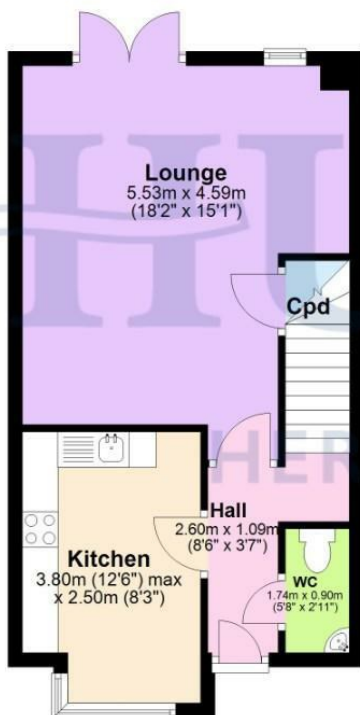
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

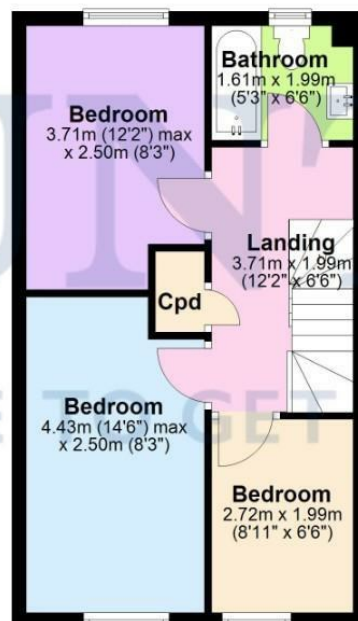
Ground Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



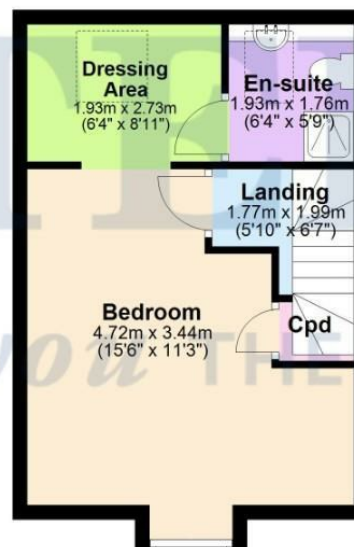
First Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Outbuilding

Approx. 14.4 sq. metres (154.7 sq. feet)



Total area: approx. 123.2 sq. metres (1326.0 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.

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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