



2 Aspenwood Drive, Manchester, M9 8NP

- DETACHED HOUSE
- LARGE GARDEN
- POPULAR LOCATION
- VERY WELL PRESENTED
- THREE BEDROOMS

Offers In Excess Of £300,000

HUNTERS[®]

HERE TO GET *you* THERE

Hunters are pleased to bring to market this very well presented three bedroom detached house in Blackley. The property has been improved by the current owners and now offers good sized accommodation on a large plot which could be extended, subject to the usual planning consents. Conveniently located for local amenities and transport links, including the motorway network. North Manchester Hospital is nearby and Manchester city centre is approximately fifteen minutes by car.

The property comprises; entrance hallway with guest w.c., living room with french doors to garden and kitchen diner. Upstairs are three bedrooms, the master having an en suite shower room, and the main bathroom. Outside there are gardens to three sides and the generous driveway offers parking for several cars.

Tenure: Leasehold 979 years remaining
Ground Rent: £100 pA
Council Tax Band: C

Viewing is highly recommended






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.

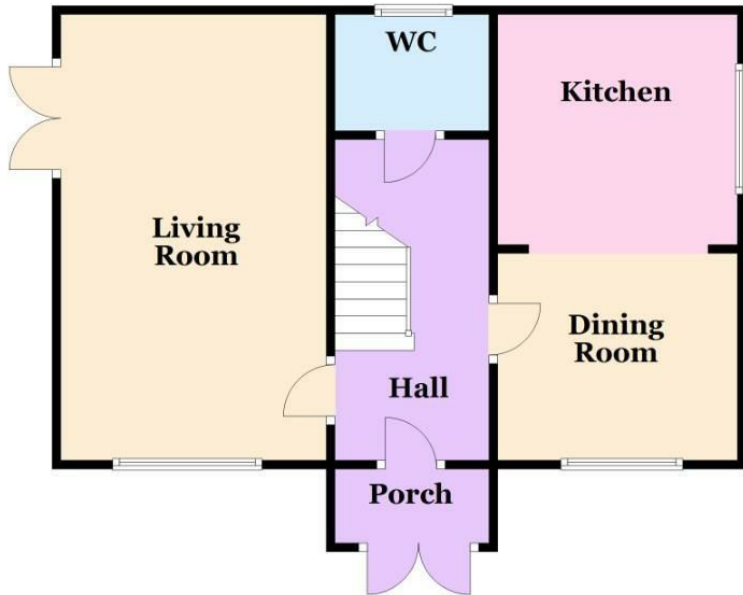
Energy Efficiency Rating

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

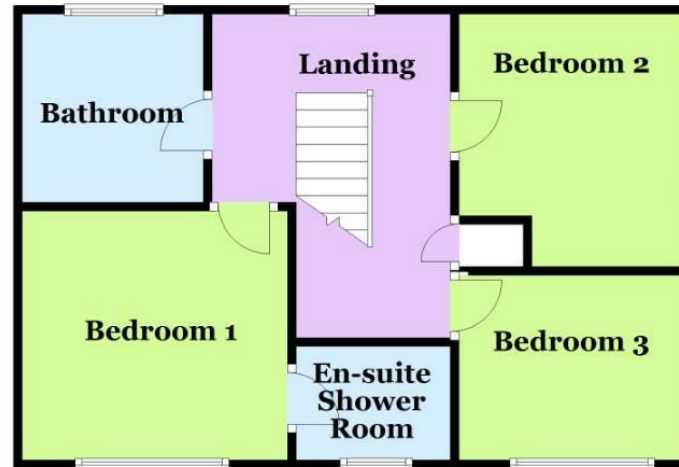
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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



First Floor



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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