

# HUNTERS®

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## Scotland Hall Road

Newton Heath, Manchester, M40 2RF

Price £215,000



- CONVENIENT LOCATION
- 3 BEDROOMS
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

- SEMI-DETACHED
- 2 RECEPTION ROOMS
- PART UPVC DOUBLE GLAZING
- EASY ACCESS TO MANCHESTER CITY CENTRE
- REQUIRES UPDATING

Tel: 0161 669 4833

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Offered for sale with no onward chain is this three-bedroom semi-detached family home situated in a popular and convenient residential area of Newton Heath. Benefiting from two generous reception rooms, front and rear gardens, uPVC double glazing to the rear, and gas central heating, the property presents an ideal opportunity for buyers seeking a project with significant potential to create a modern and personalised family residence.

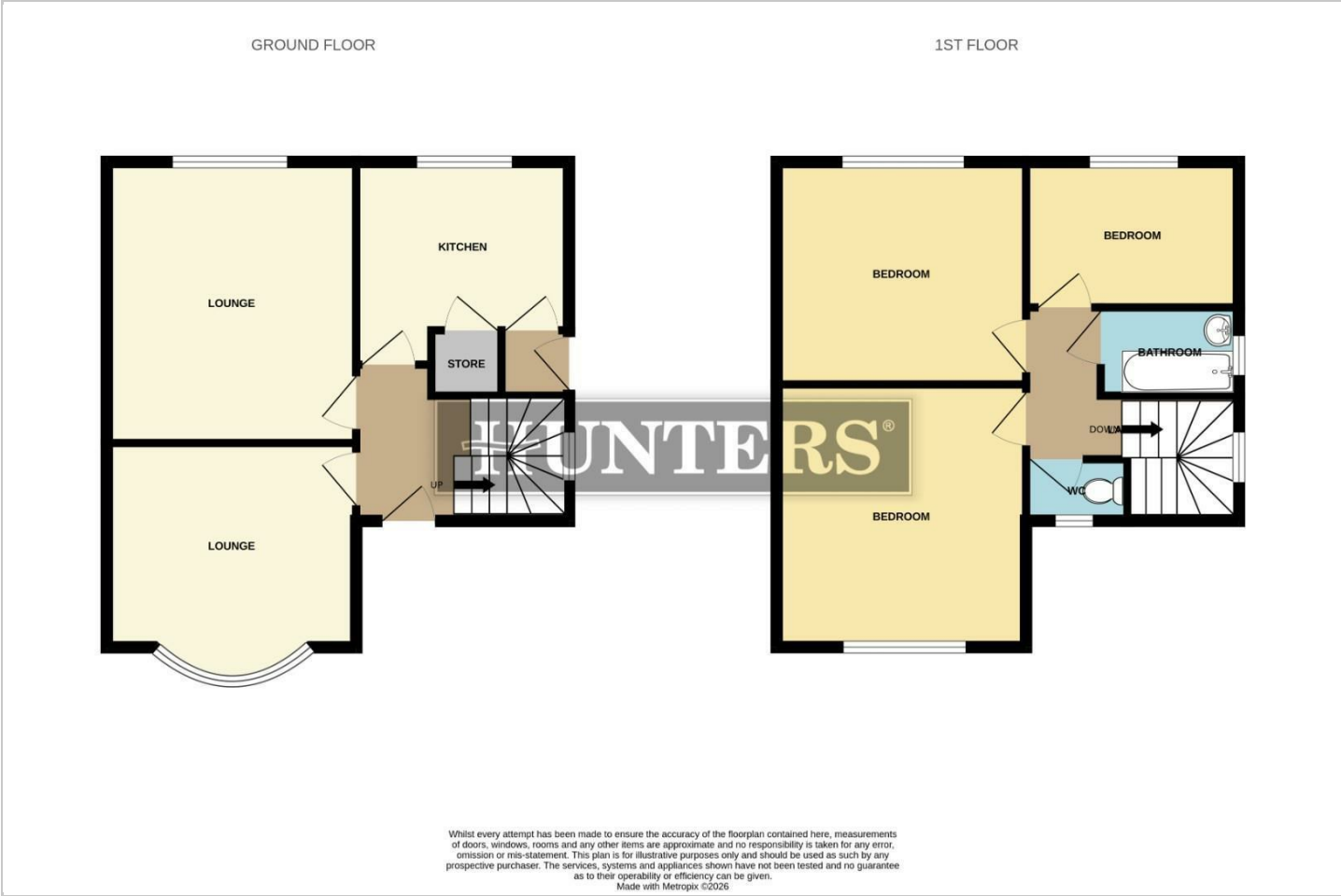
Internally, the accommodation comprises an entrance hallway leading to two well-proportioned reception rooms – perfect for separate living and dining spaces or adaptable to modern open-plan living. The kitchen and bathroom would benefit from updating to suit contemporary tastes, while the first floor offers three good-sized bedrooms and a family bathroom/WC.

The property enjoys gardens to both the front and rear, providing outdoor space for families, gardening enthusiasts, or potential extension opportunities (subject to necessary consents).

Location is key here – positioned within easy reach of a range of local amenities, including shops, supermarkets, and well-regarded schools. The home is also in close proximity to the iconic Etihad Stadium and the state-of-the-art Co-op Live Arena, making it appealing for sports and entertainment fans. Excellent transport links provide straightforward access to Manchester city centre and the wider motorway network.

In summary, this semi-detached property represents a fantastic blank canvas with tremendous scope to add value through modernisation and personalisation. Early viewings are highly recommended to fully appreciate the potential on offer. EPC Rating C

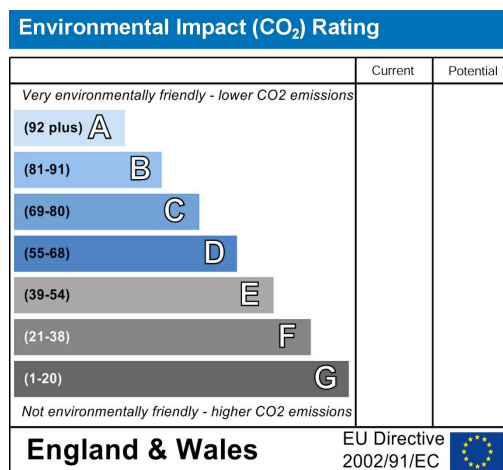
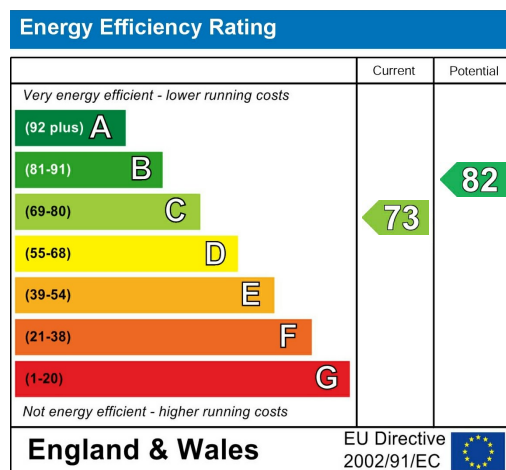
Floorplan







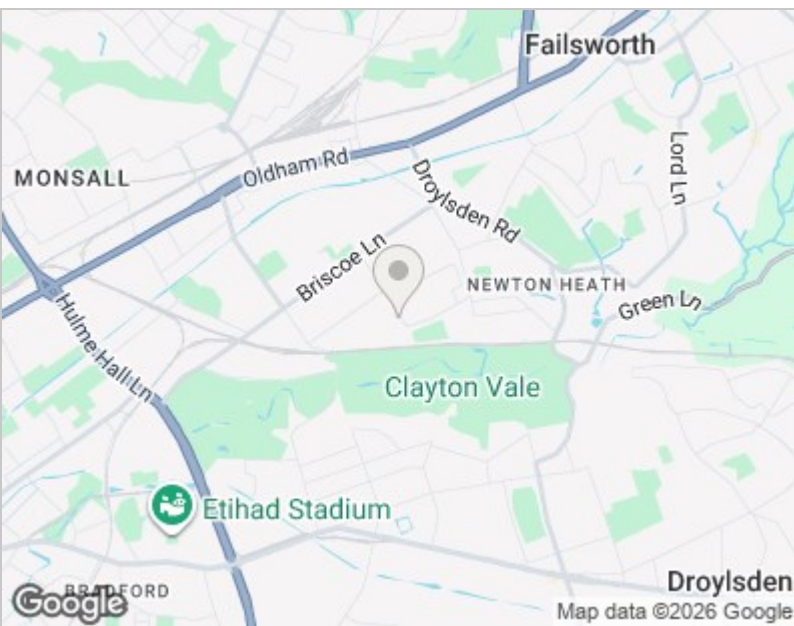
## Energy Efficiency Graph



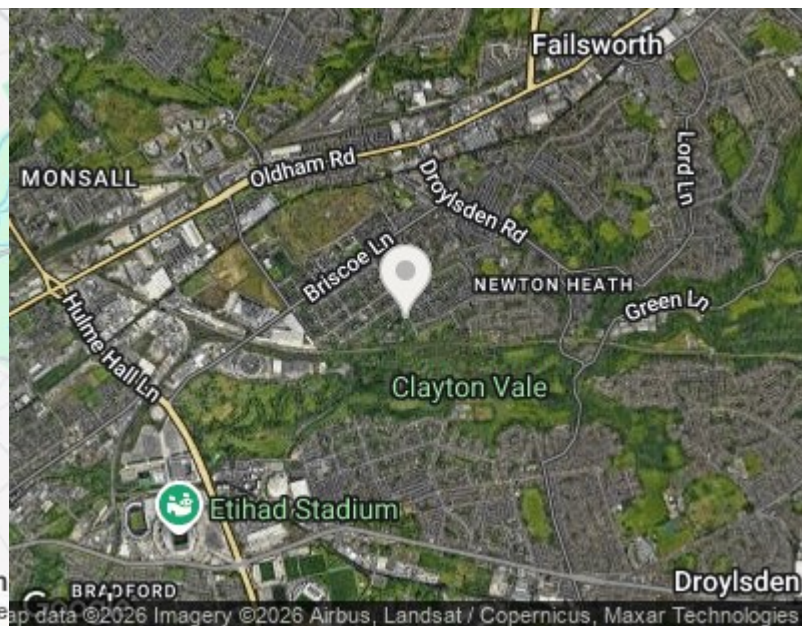
## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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