

# HUNTERS®

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## Abbey Hey Lane

Manchester, M18 8TH

Price £180,000



Council Tax: A



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Manchester, M18 8TH

Price £180,000



Requires some updating but offering excellent potential this spacious mid terrace home which is conveniently located offering easy access to Manchester City Centre, Motorway Network and Gorton Train Station. The internal accommodation comprises entrance hallway, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property has gas central heating and Upvc double glazing, Externally there is a small forecourt to the front with enclosed yard to the rear. NO CHAIN EPC Rating C

## Entrance Hallway

Upvc entrance door, radiator, stairs leading to first floor landing.

## Lounge

12'1" x 11'5" (3.7m x 3.5m)

Upvc double glazed bay window, radiator.

## Dining Room

13'1" x 12'5" (4.0m x 3.8m)

Upvc double glazed window, radiator.

## Kitchen

10'9" x 8'10" (3.3m x 2.7m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window, radiator, Upvc door to rear.

## Bedroom 1

15'5" x 12'1" (4.7m x 3.7m)

Upvc double glazed window, radiator.

## Bedroom 2

13'1" x 10'5" (4.0m x 3.2m)

Upvc double glazed window, radiator.

## Study

8'10" x 7'10" (max) (2.7m x 2.4m (max))

Upvc double glazed window, radiator.

## Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

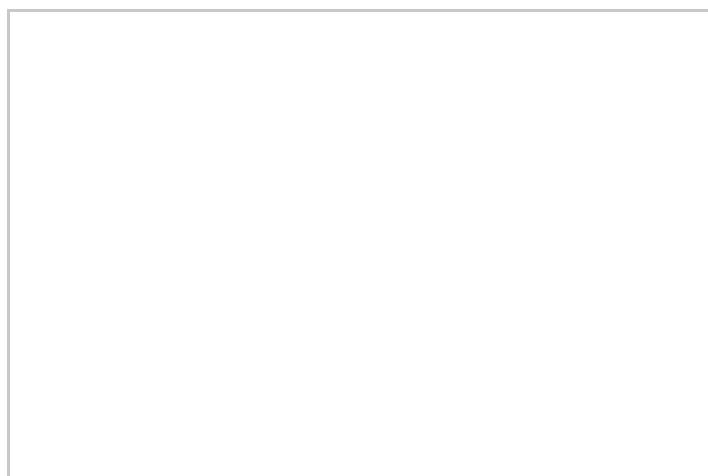
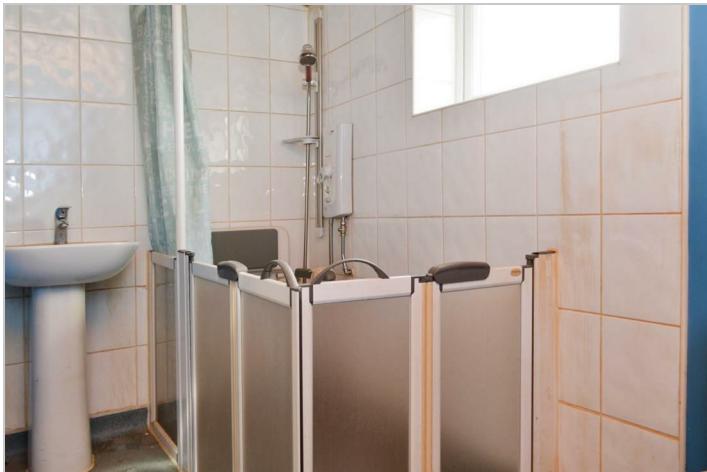
## Externally

Small forecourt to the front with enclosed yard to the rear.

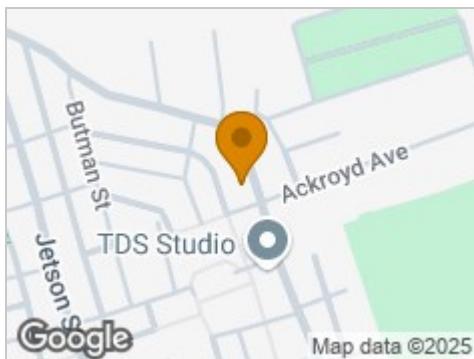
## Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A



## Road Map



## Hybrid Map



## Terrain Map



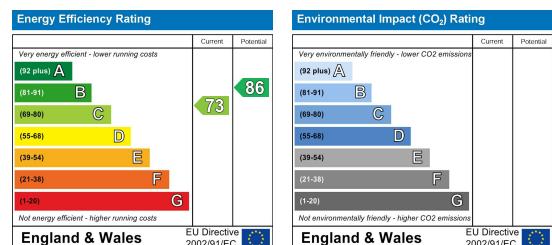
## Floor Plan



## 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.

## Energy Efficiency Graph



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.