



HUNTERS[®]
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2 2 2 D

Cobden Street, Manchester

£165,000



This two-bedroom mid-terraced property is ideally located in the popular area of Blackley, Manchester, offering excellent access to local amenities, schools, and transport links.

The accommodation comprises a welcoming front lounge, a separate rear lounge providing additional living space, and a fitted kitchen to the ground floor with access to the downstairs bathroom. To the first floor, there are two well-proportioned double bedrooms and a three-piece family bathroom with a shower over the bath.

Further benefits include gas central heating, PVC double glazing where specified, an enclosed rear yard, and on-street parking to the front. The property is conveniently located just a 10-minute journey from Manchester City Centre, making it an excellent option for commuters.

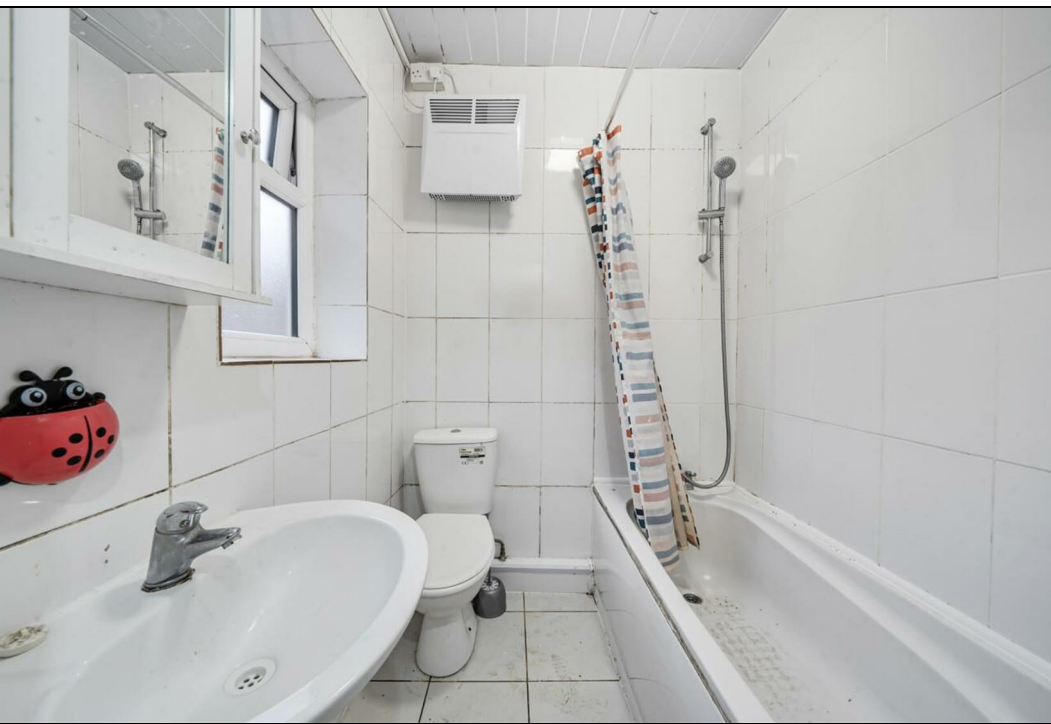
This property represents a strong buy-to-let opportunity, having been previously rented and situated in a consistently sought-after rental location. With the current demand in the rental market, this type of property is expected to attract significant interest from tenants, making it an appealing investment opportunity.



KEY FEATURES

- TWO BATHROOMS
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO CITY CENTRE
- PERFECT FOR FIRST TIME BUYERS
 - NO CHAIN
 - FREEHOLD



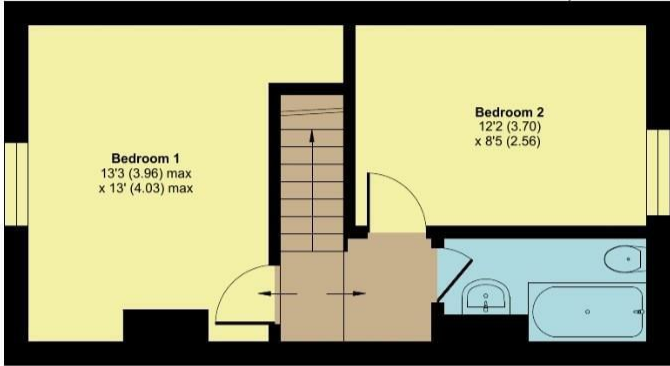




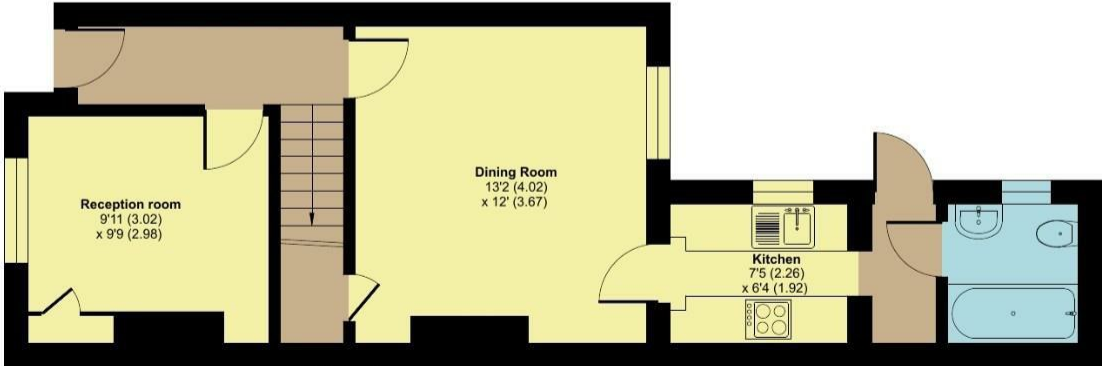
Cobden Street, Manchester, M9

Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



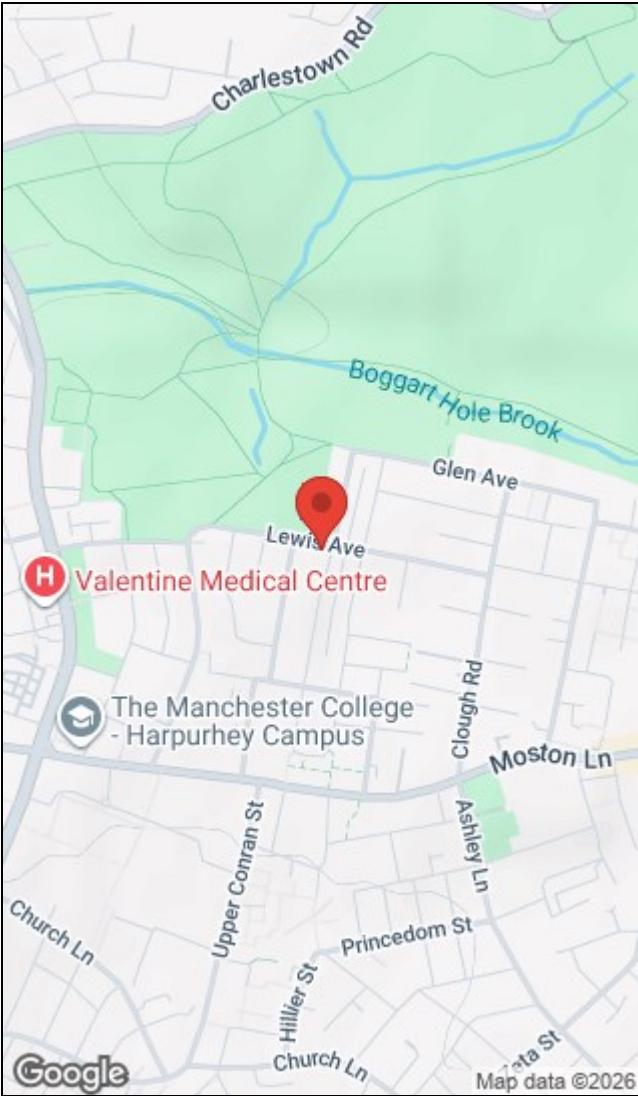
FIRST FLOOR
APPROX FLOOR
AREA 31.5 SQ M
(340 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 40.5 SQ M
(437 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1400008



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		77			
		57			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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