

**HUNTERS®**  
HERE TO GET *you* THERE



# 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.

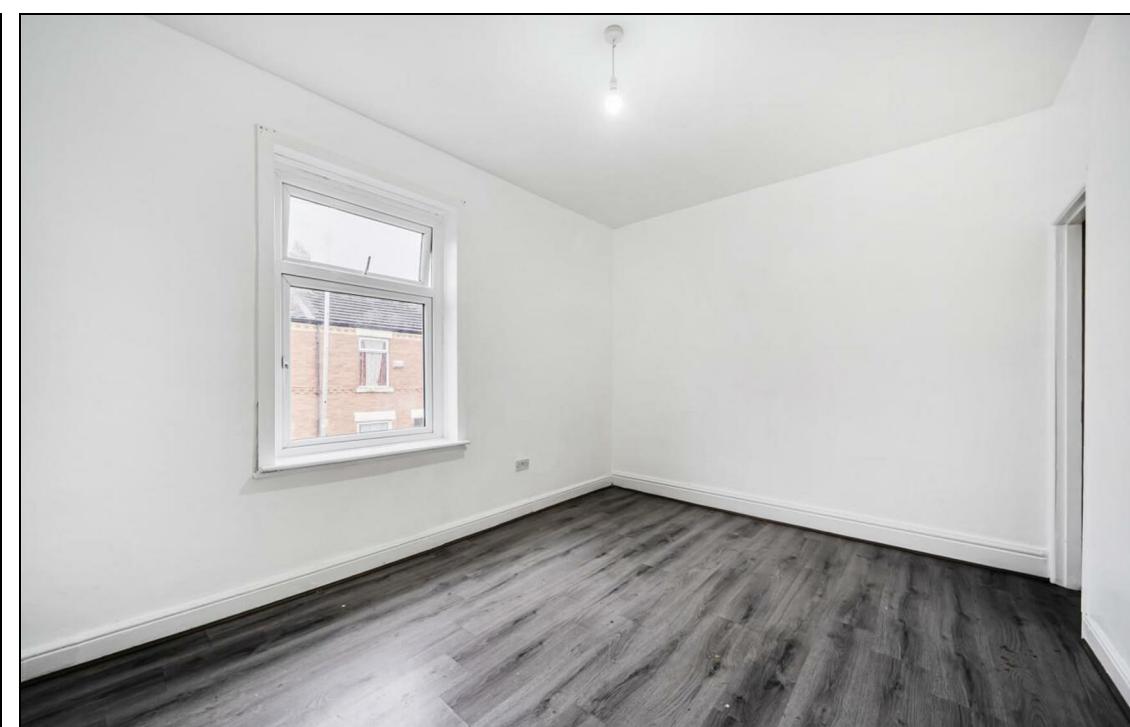
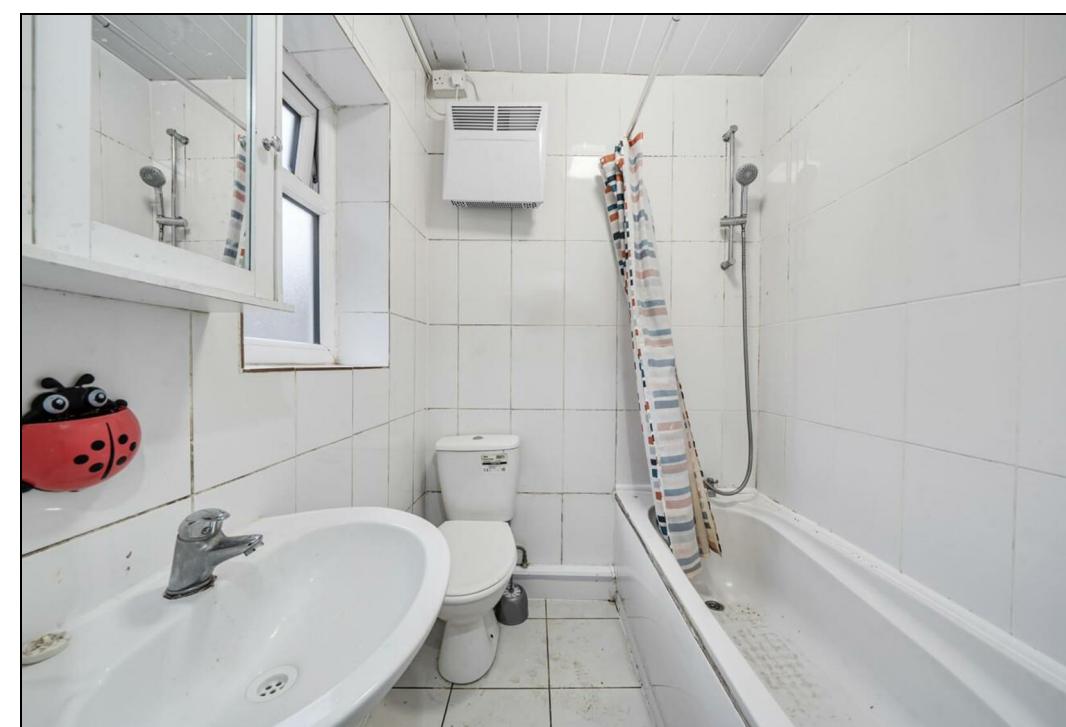
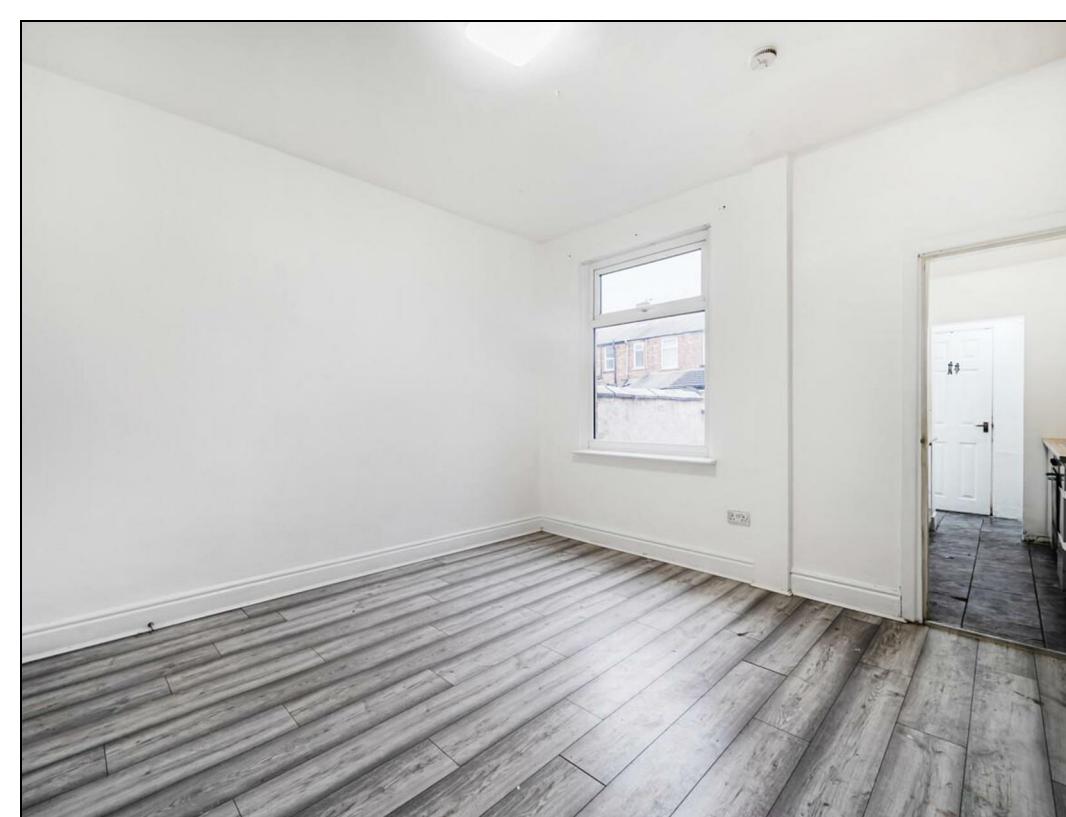
This property represents a strong buy-to-let opportunity, having been previously rented and situated in a consistently sought-after rental location. With the current demand in the rental market, this type of property is expected to attract significant interest from tenants, making it an appealing investment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

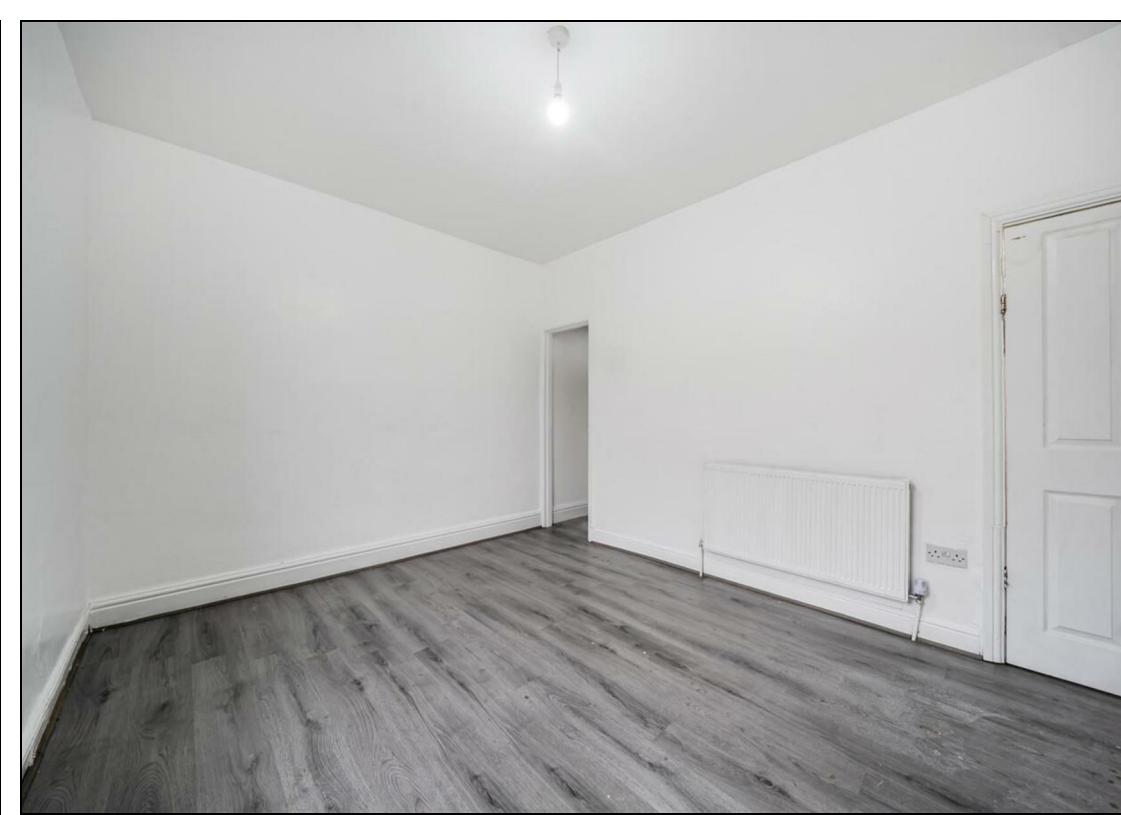
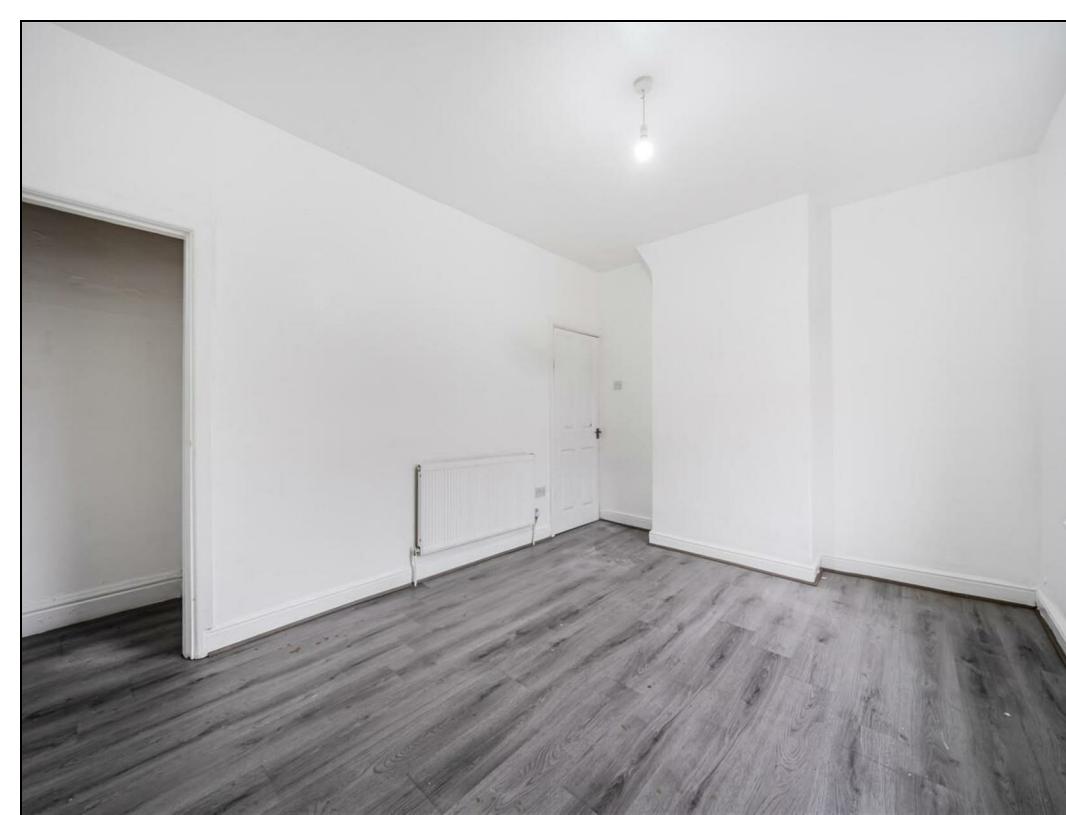


## KEY FEATURES

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



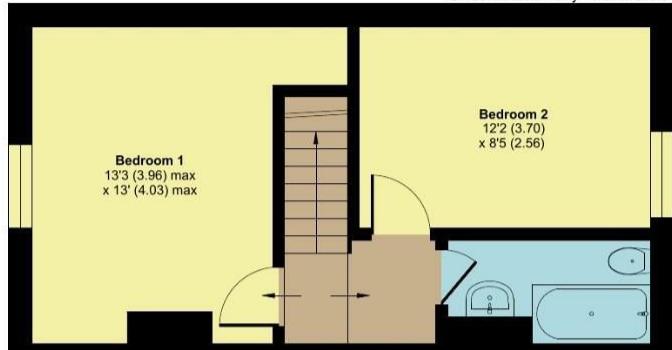




# Cobden Street, Manchester, M9

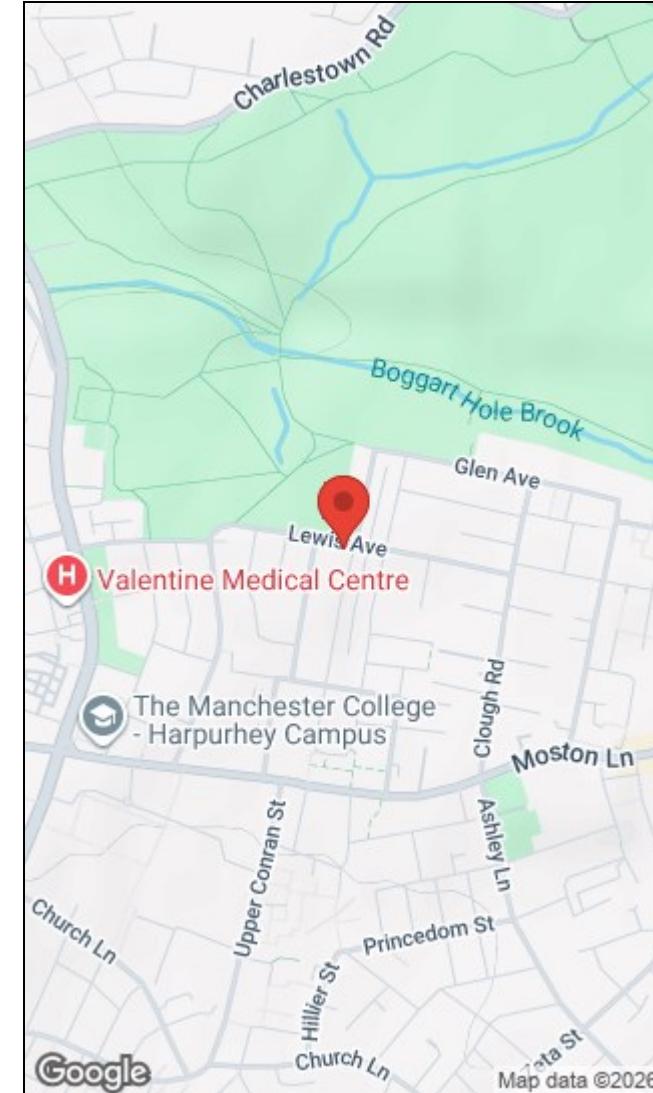
Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nfcicom 2026.

Produced for Hunters Property Group. REF: 1400008



Google

Map data ©2026

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