

**HUNTERS**<sup>®</sup>  
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# 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



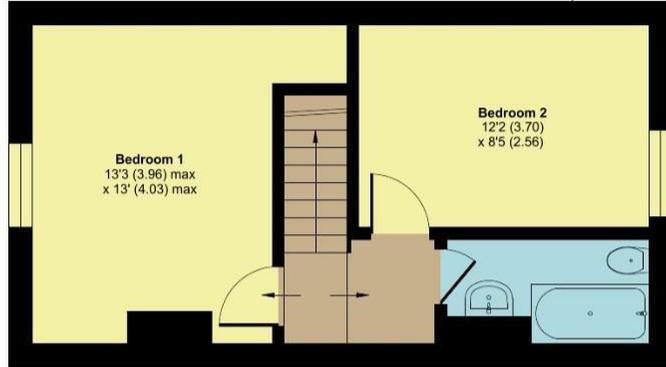




# Cobden Street, Manchester, M9

Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



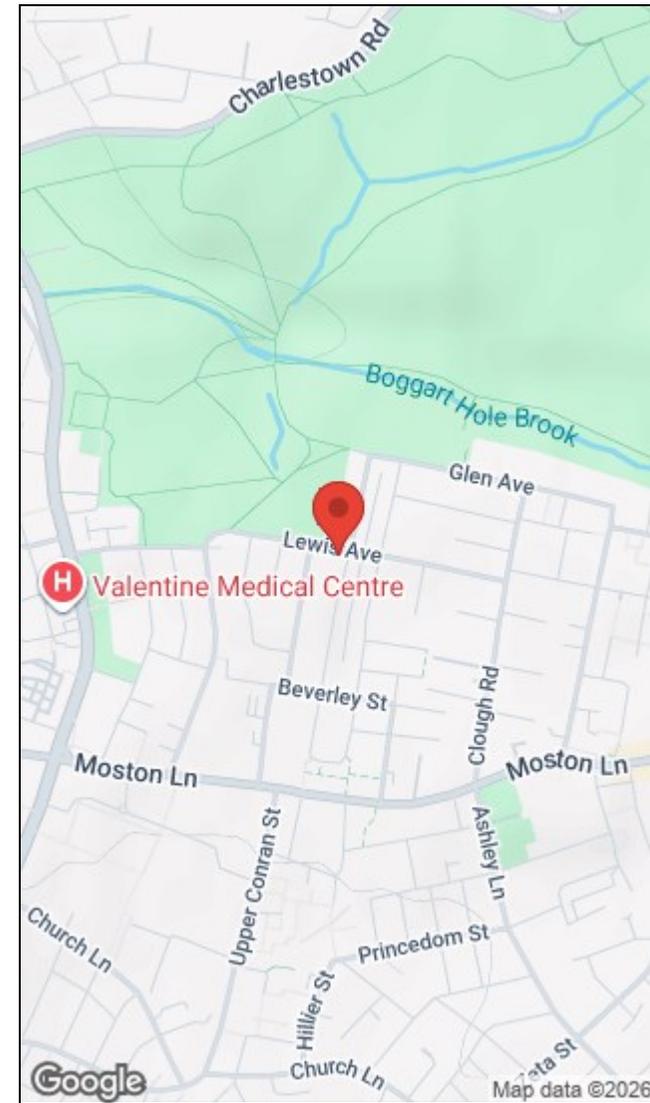
FIRST FLOOR  
APPROX FLOOR  
AREA 31.5 SQ M  
(340 SQ FT)



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

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