



Hodge Road, Walkden, Manchester

- No Chain
- Three Bedrooms
- Town Centre Location
- Renovation Project
- Two Reception Rooms
- Train Station Close By

Offers Over £175,000

HUNTERS®
HERE TO GET *you* THERE

Hodge Road, Walkden, Manchester

DESCRIPTION

LOOKING FOR A MODERNISATION PROJECT? Hunters Worsley are proud to market this three bedroom mid terraced property on Hodge Road, Walkden! The property is ideal for a builder or a developer looking for their next project. Internally, the property comprises of two reception rooms, a kitchen and further room to the rear. To the first floor there are three bedrooms, and a bathroom. Externally, the property has a small garden to the front and a low maintenance rear garden. Location wise, Walkden town centre is close by where you will find all your local amenities including supermarkets, shops and restaurants. Walkden train station is close by if you are looking for an easy commute into Manchester City Centre.

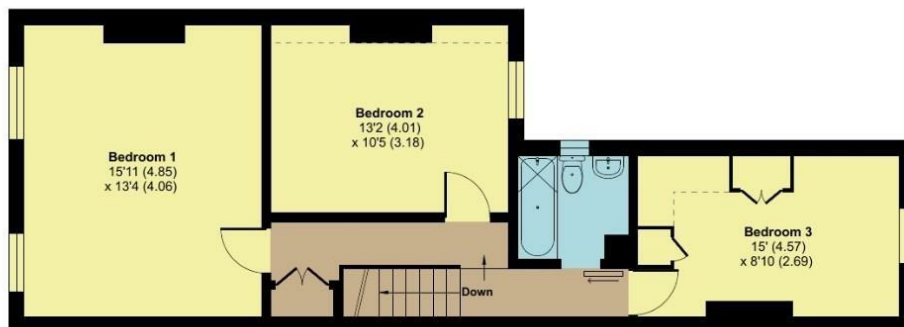




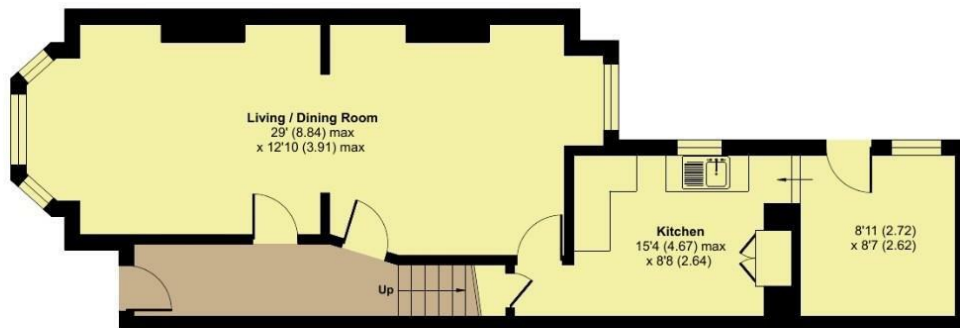
Hodge Road, Worsley, Manchester, M28

Approximate Area = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 58.2 SQ M
(627 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 60.1 SQ M
(647 SQ FT)

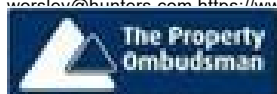


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 882684

Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

The Mill House, 6 Worsley Road, Worsley, M28 2NL
Tel: 0161 790 9000 Email:
worsley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

HUNTERS®
HERE TO GET *you* THERE