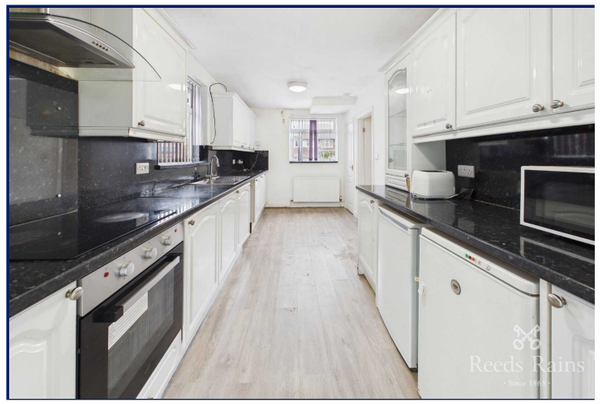
















Charlestown Road, Manchester,
M9

Asking Price: £170,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Charlestown Road, Manchester, M9

Asking Price: £170,000 Freehold

Council Tax Band: A
EPC Rating: C

A good size three bedroom semi-detached house located in Blackley close to North Manchester general hospital, the open space of Boggart Hole Clough and the M60 motorway.
The accommodation comprises; entrance hall, living room which is open into the living / dining room with doors to the garden and kitchen. To the first floor there is a landing, three bedrooms and bathroom.
Great size rear garden. In need of modernisation. Offered with no chain. Freehold. EPC Rating C.

Ground Floor

Hall
Front door. Staircase to the first floor. Radiator. Doors to kitchen and;

Living Room
3.58 x 3.57
A great space which is open into;

Living / Dining Room
5.81 x 2.95
Large window to the rear elevation. Sliding door also opens to the rear elevation and leads to the garden. Radiator. Door to;

Kitchen
5.73 x 2.55
Windows to the front and side elevations. Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel and drainer unit with mixer tap. Built in oven, hob and extractor (all not tested). Built in storage cupboard. Radiator.

1st Floor

Landing
Window to the front elevation. Access to loft. Doors to all windows.

Bedroom 1
3.35 x 3.27
Window to the rear elevation. Radiator.

Bedroom 2
3.54 x 2.48
Windows to the rear and side elevations. Radiator.

Bedroom 3
2.71 (max) x 2.27 (max)
Window to the front elevation. Radiator. Built in cupboard housing the gas central heating combination boiler (not tested).

Bathroom
Window to the front elevation. White three piece suite comprising; wash hand basin with mixer tap, bath with mixer tap and shower attachment and WC. Tiled walls. Radiator.

External
To the front the tiered garden has a path leading to the front door. To the rear the spacious garden is principally laid to lawn.

Tenure / Council Tax
The property is freehold. The council tax is band A (Manchester City Council).

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk