

Horton Road, Manchester, Greater Manchester

Guide Price: £245,000

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Situated on the ever-popular Horton Road, this charming two-bedroom period mid-terrace home offers warmth, character and a welcoming atmosphere, making it an ideal opportunity for first-time buyers looking to establish themselves in one of South Manchester's most vibrant and diverse communities.

The property is beautifully arranged throughout, with an entrance hall leading to two separate reception rooms. The dining room provides an inviting space for entertaining, while the cosy lounge is centred around a handsome fireplace, creating a focal point full of period character and charm. To the rear, the kitchen is efficiently designed with ample storage and worktop space, making day-to-day living both practical and convenient.

Beyond the kitchen is an attractive and low-maintenance rear yard, thoughtfully landscaped with gravel, a patio seating area, mature shrubs and planters. It provides a pleasant outdoor retreat, perfect for enjoying a morning coffee or relaxing at the end of the day.

To the first floor, the landing leads to two double bedrooms and a charming family bathroom fitted with a three-piece suite and shower over the bath.

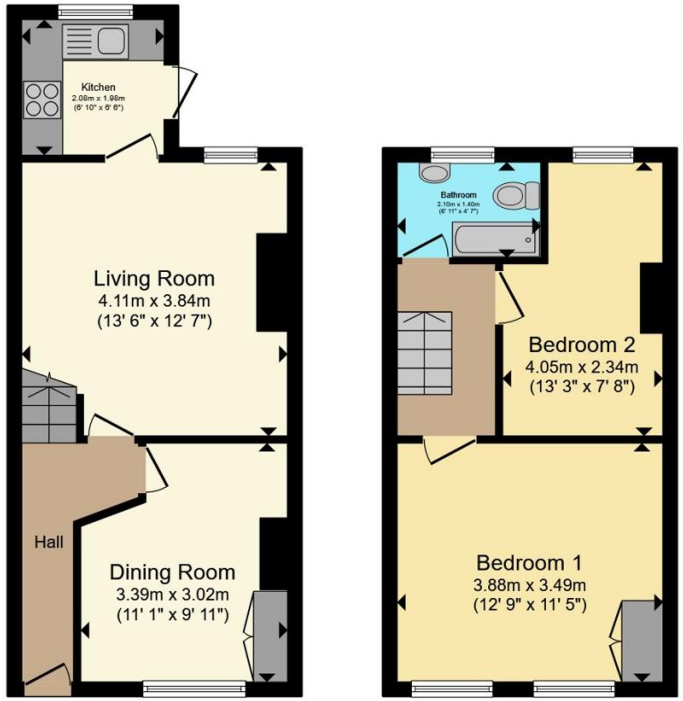
The property is Freehold, benefits from gas central heating, and has an EPC rating of D. It falls within Council Tax Band A.
The location is difficult to beat. Horton Road is perfectly positioned just a short stroll from both Alexandra Park and Platt Fields Park, offering beautiful green spaces right on your doorstep. Platt Lane Leisure Complex is also nearby, while excellent public transport links provide easy access to Manchester city centre, the University campus and the local hospitals. Wilmslow Road's famous Curry Mile is within walking distance, offering an exciting array of restaurants, cafés and everyday amenities that contribute to the area's lively and cosmopolitan character.

Combining period charm, generous living space and an outstanding location, this delightful home presents an excellent opportunity for first-time buyers seeking a characterful property with everything they need close at hand.

Early viewing is highly recommended and strictly by appointment only.







Total floor area 63.2 m² (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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