hyde
Estate & Letting Agents

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46 Abercarn Close, Manchester
M8 9AL

£220,000

Hyde Estates are pleased to present this three bedroom, end quasi semi-detached house for sale. The property features spacious living accommodation throughout and benefits from a recently installed modern kitchen. Ideally suited to both first time buyers looking to be close to Manchester City Centre and investors looking to take advantage of the excellent rental market in the area. Complete with generous rear garden and conveniently offered with no onward chain.

Ideally Located on a quiet cul de sac just a short walk from the heart of Cheetham Hill and its abundance of amenities including; Manchester Fort, places of worship, schools, grocery stores and restaurants. Commuters can take advantage of the excellent public transport links with frequent buses along Cheetham Hill Road (A665) into the city centre and surrounding areas.







Accommodation
Briefly comprising; entrance hall with stairs leading to the first floor and access to the lounge, which features a panelled feature wall and ample space for lounge furniture. The kitchen diner provides generous space for a family-sized dining suite and is fitted with a recently installed modern gloss kitchen comprising a range of wall and base units, inset sink unit and tiled splashbacks. There is space for a freestanding cooker with fitted extractor hood, plumbing for a washing machine and space for a freestanding fridge/freezer. The room also benefits from an understairs storage cupboard and access to the rear garden. The first-floor landing provides access to two spacious double bedrooms and a single bedroom, together with a useful storage cupboard and access to the loft space. The fully tiled family shower room is fitted with a white suite comprising WC, washbasin and shower cubicle with mains-operated shower. Further features include a matt black heated towel rail, matching accessories and a frosted window.

Room Measurements
Lounge: 15'4" x 11'1"
Kitchen Diner: 14'7" x 9'1"
Bedroom 1: 13'6" x 8'4"
Bedroom 2: 11'2" x 8'2"
Bedroom 3: 7'5" x 6'
Shower Room: 6' x 5'5"

Gardens
The property is garden fronted with gated side access opening to a generous rear garden which is predominantly paved and includes a storage shed and fruit tree. The rear garden is bordered by recently installed fence panels ensuring both privacy and security.

Additional Information
The property is serviced by a wall mounted combi boiler and benefits from uPVC double glazed windows throughout. The loft hatch is located on the first floor landing.

Tenure
We understand from the Vendor that the property is Leasehold subject to a 999 year lease which commenced in July 1982 and an annual ground rent of £25.

Council Tax
Manchester City Council, Band A.

Fixtures & Fittings
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings
All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer
The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.











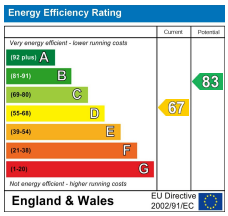

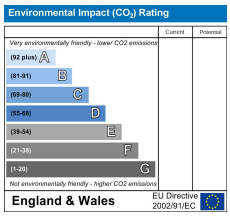

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