



PETER
ANTHONY
EST 1986

Hector Road, Longsight,
Manchester, M13 0QN

Asking Price: £285,000

Four Bedrooms
Popular Location
1161 Sqft of Space
Great Potential
Freehold & Chain Free
Viewing Advised



Presenting a fantastic opportunity to acquire a freehold property with great potential, this charming terraced house is chain-free and ready for its next owner. Nestled in a desirable residential area, this spacious home boasts four bedrooms and two reception rooms, offering a total of 1,161 square feet of living space. The well-designed layout maximises natural light, creating a bright and inviting interior.

With outside space and convenient on-street parking, this property combines practicality with comfort. Ideal for families seeking a peaceful retreat in a bustling urban setting, this home offers easy access to local amenities, schools, and transport links. Don't miss out on the chance to make this property your own and experience all it has to offer. Contact us today to arrange a viewing

and discover the potential of this wonderful home.

Ground Floor

Entrance Hall

Living Room:

12' x 9'2" (3.66m x 2.8m):

uPVC double glazed bay fronted window to front elevation, radiator and ceiling light point.

Dining Room:

12'2" x 11'4" (3.7m x 3.45m):

uPVC double glazed window to rear elevation, radiator and ceiling light point.

Kitchen:

11'5" x 8' (3.48m x 2.44m):

uPVC double glazed window and door to side elevation, linoleum flooring, ceiling light point, a range of base and wall units with roll top work-surface, sink with drainer and mixer tap.

First Floor

Stairs & Landing

Bedroom One:

14'7" x 11'10" (4.45m x 3.6m):

uPVC double glazed window to front elevation, radiator, ceiling light point and built in wardrobe.

Bedroom Two:

12'4" x 7'6" (3.76m x 2.29m):

uPVC double glazed window to rear elevation, radiator and ceiling light point.

Bedroom Three:

7'11" x 6'6" (2.41m x 1.98m):

uPVC double glazed window to rear elevation, radiator and ceiling light point.

Bathroom:

5' x 4'8" (1.52m x 1.42m):

uPVC double glazed window to side elevation, tiled flooring, ceiling light point, low level wc, hand wash basin and shower cubicle with dual head thermostatic mixer shower.

Second Floor

Bedroom Four:

12'3" x 11'11" (3.73m x 3.63m):

uPVC double glazed window to rear elevation, ceiling light point and radiator.

Cellar

Hallway

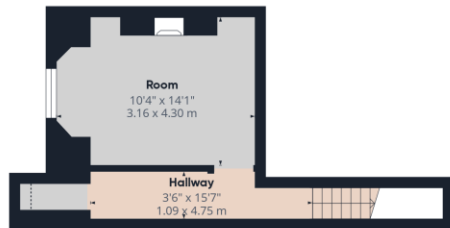
Cellar Room:

14'1" x 10'4" (4.3m x 3.15m):

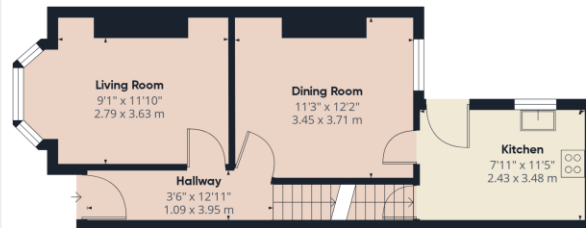
Externally:

Small enclosed yard to rear of property with gated access to rear alley.

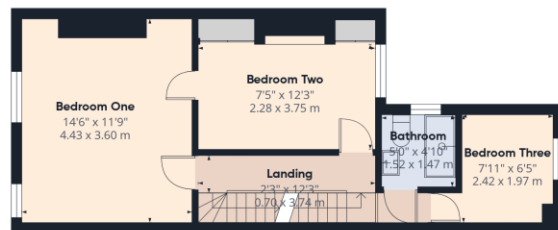




Floor -1



Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾
1161 ft²
107.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements