



PETER
ANTHONY
EST 1986

Hopkins Street, Manchester,
Greater Manchester, M12 4NY

Asking Price: £190,000

Two Double Bedrooms
Two Reception Rooms
Ideal For First Time Buyer Or Investor
Well Maintained Throughout
Leasehold 900 Years Remaining
Popular Location
Viewing Advised



Step into the charm of this inviting terraced house, boasting 2 bedrooms and 2 reception rooms spread across 639 sq ft.

The property exudes a sense of convenience and is impeccably maintained, making it the ideal home for discerning buyers. Enjoy the luxury of outside space, perfect for relaxing or entertaining guests.

On-street parking ensures hassle-free arrivals, while the well-appointed interiors offer ample living space for comfortable living. Whether you're looking for a starter home or a cosy retreat, this property ticks all the boxes.

Don't miss the opportunity to make this delightful house your own and experience the best of modern living in a sought-after location.

Contact us today to arrange a viewing and secure your dream home.

Ground Floor

Front Reception Room:

11'5" x 10'1" (3.48m x 3.07m):

uPVC double glazed door to front elevation, laminate flooring, ceiling light point and radiator.

Rear Reception Room:

14'10" x 12'9" (4.52m x 3.89m):

uPVC double glazed door to rear elevation, laminate flooring, ceiling light point and radiator.

Kitchen:

7'1" x 6'7" (2.16m x 2m):

uPVC double glazed window to rear elevation, wooden door to side elevation leading to rear yard, linoleum flooring, ceiling light point, a range of base and wall units with roll top work-surface, stainless steel sink with drainer and mixer tap, four ring gas hob, integrated electric oven and chrome wall mounted extractor hood.

First Floor

Stairs & Landing

Bedroom One:

12'8" x 10'2" (3.86m x 3.1m):

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

Bedroom Two:

15' x 7'7" (4.57m x 2.3m):

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

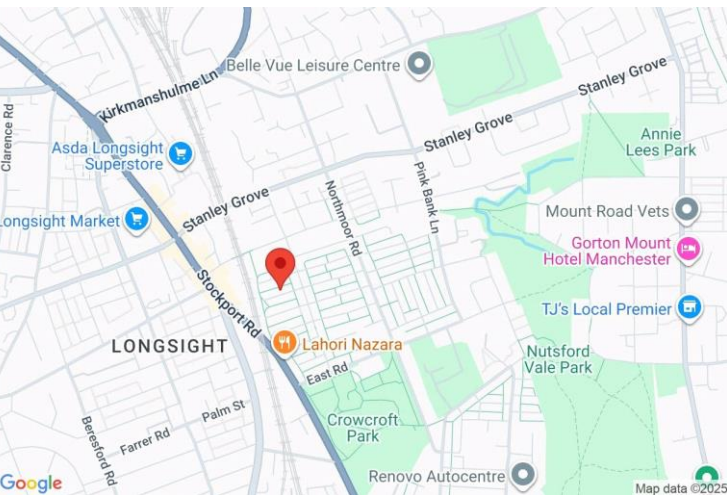
Bathroom:

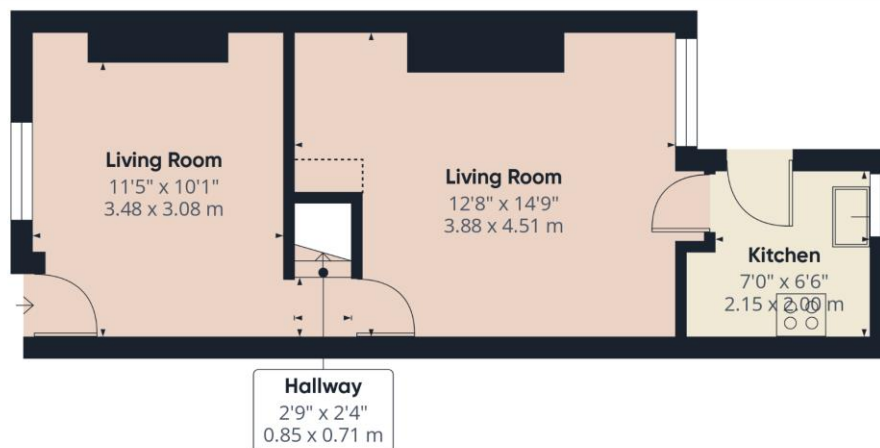
9'3" x 4'8" (2.82m x 1.42m):

uPVC double glazed window to rear elevation, linoleum flooring, ceiling light point, radiator, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin and panelled bath with shower off taps.

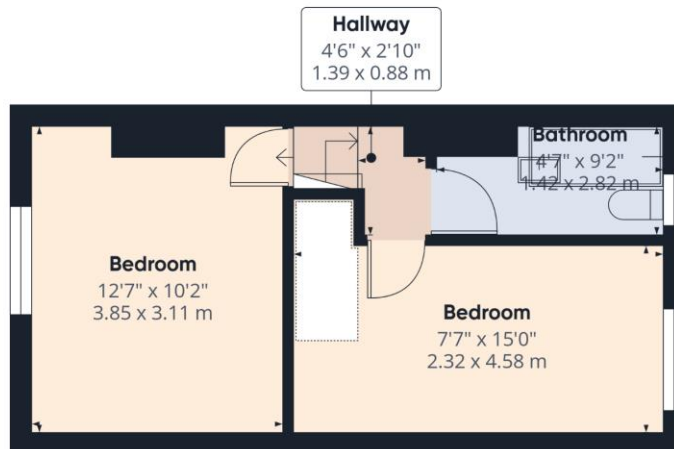
Externally:

Enclosed yard to rear of property with gated access to rear alley.





Ground Floor



Floor 1

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Approximate total area^m

639 ft²
59.3 m²

Reduced headroom

3 ft²
0.3 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

Leasehold 900 years 5 months

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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