





PETER ANTHONY
EST 1986

Cobden Street, Harpurhey, Manchester, M9 4DX

Asking Price: £220,000

Three Bedrooms
Popular Location
Large Rear Garden
Off Road Parking
Chain Free
Viewing Advised







Nestled in a quiet and family-friendly neighbourhood, this charming semi-detached house offers a perfect blend of comfort and convenience.

Boasting 710 sq ft of living space, this well-maintained property features three bedrooms, ideal for a growing family or professionals seeking a peaceful retreat.

The inviting atmosphere of the house is complemented by modern decor and ample natural light throughout. The property also benefits from a private garden, perfect for outdoor relaxation, as well as off-street parking for added convenience. With its convenient location close to local amenities, schools, and transport links, this property presents an excellent opportunity for those seeking a comfortable and contemporary living space in a desirable area.

Don't miss the chance to make this house your new home.

Ground Floor

Entrance Hall:

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

Living Room:

14' x 11'7" (4.27m x 3.53m):

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

Kitchen/Diner:

15' x 10'6" (4.57m x 3.2m):

uPVC double glazed window and patio door to rear elevation, vinyl flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface and tiled splash back, four ring electric hob, integrated electric oven and wall mounted extractor hood.

WC:

5'9" x 2'11" (1.75m x 0.9m):

uPVC double glazed window to front elevation, vinyl flooring, ceiling light point, low level wc, pedestal hand wash basin and radiator.

First Floor

Stairs & Landing

Bedroom One:

13'5" x 8'4" (4.1m x 2.54m):

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

Bedroom Two:

11'1" x 8'4" (3.38m x 2.54m):

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

Bedroom Three:

6'7" x 6'5" (2m x 1.96m):

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

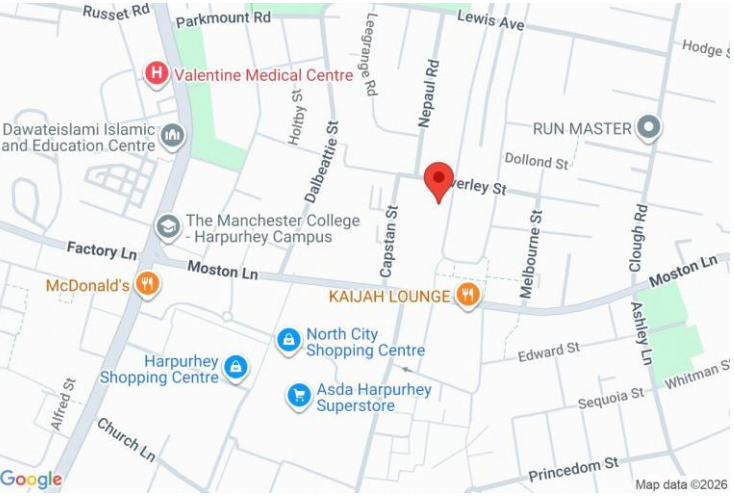
Bathroom:

6'5" x 5'6" (1.96m x 1.68m):

uPVC double glazed window to rear elevation, vinyl flooring, ceiling light point, radiator, low level wc, pedestal hand wash basin, panelled bath with wall mounted thermostatic mixer shower and glass shower screen.

Externally:

Driveway parking to side of property, small garden to front of property with grass lawn and path to front door. Enclosed rear garden with lawn.









COUNCIL TAX BAND

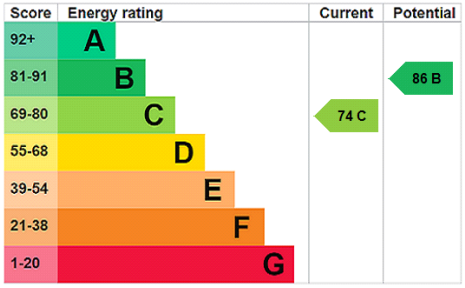
Tax band B

TENURE

Leasehold 126 years 4 months

LOCAL AUTHORITY

Manchester City Council



OFFICE
834 Stockport Road
Levenshulme
Manchester
M19 3AW

T: 0161 441 5019
E: property@peteranthony.co.uk

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