



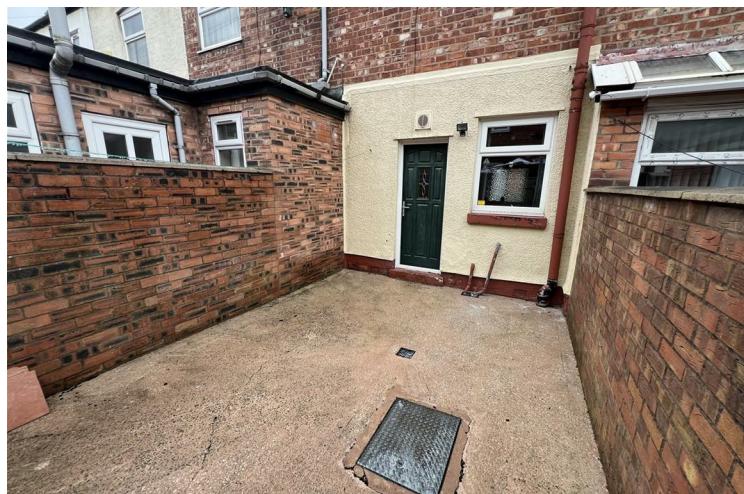
85 Hemmons Road Manchester

**£165,000
FREEHOLD**

This two-bedroom mid-terrace property presents a fantastic opportunity for a buyer looking to modernise and add value. While the house has been maintained and is perfectly habitable, it is now dated throughout and would benefit from a new kitchen and bathroom, making it ideal for someone wanting to refurbish to their own taste. The ground floor comprises a single reception room to the front, offering a comfortable living space with good natural light. To the rear is a spacious kitchen/diner with plenty of room for a dining table, creating a practical layout with strong potential to be transformed into a modern open-plan style space. Upstairs, there are two generous double bedrooms, with the bathroom positioned centrally between them. The layout works well and provides a solid foundation for improvement. Externally, the property benefits from a very low-maintenance rear yard, ideal for those wanting outdoor space without ongoing upkeep. Offered for sale chain free, this is a straightforward purchase opportunity. The property is well located for access into Manchester city centre, with frequent bus services running along Stockport Road (A6). Levenshulme train station is within easy reach, and there is convenient access to the A57 and M60 motorway network. This makes it particularly appealing for a first-time buyer looking to get onto the ladder or a buy-to-let investor seeking to refurbish and achieve strong rental demand in a well-connected area.











Additional Information

Local Authority -

Council Tax - Band A

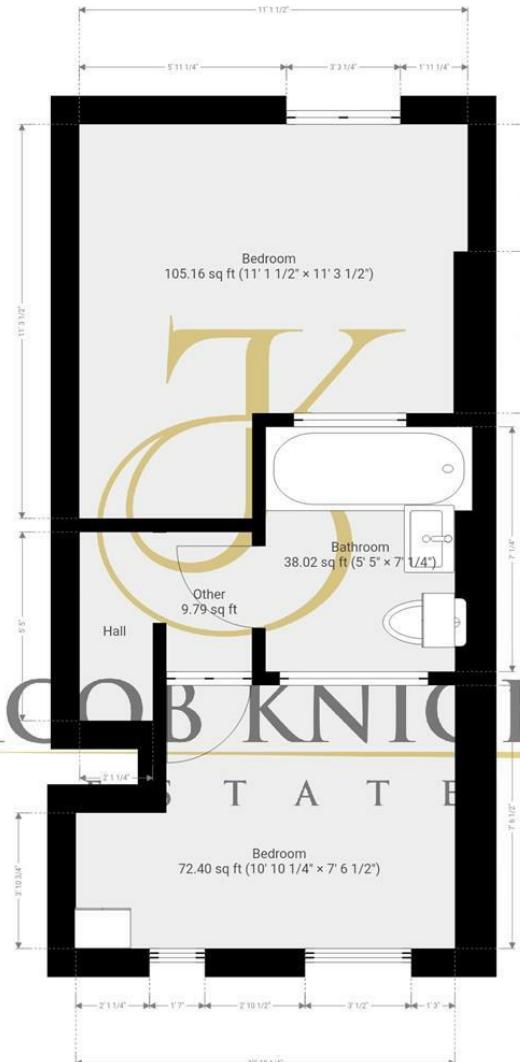
Viewings - By Appointment Only

Floor Area - sq ft

Tenure - Freehold



JACOB KNIGHT ESTATE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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