Clarke & Co Estate Agents are delighted to bring to the market this two-bedroom extended dormer bungalow on Coulsden Drive, Blackley, offering generous accommodation and an exciting opportunity for buyers looking to take on a project and put their own stamp on a property.

Extending to approximately 1,464 sq ft, the property offers plenty of space and scope for improvement, making it an appealing prospect for buyers looking to personalise a home to their own taste. While some refurbishment has been undertaken, further work remains to be completed, providing the opportunity for the next owner to finish and enhance the property to suit their own requirements.

The accommodation briefly comprises an entrance porch, hallway, spacious living/dining room, open-plan kitchen/diner and a conservatory overlooking the garden. There are two bedrooms and a bathroom, along with a versatile attic room offering additional space.

Externally, the property occupies a generous plot with gardens to the front, side and rear, offering ample outdoor space and further scope for landscaping and improvement.

Conveniently located close to local amenities and transport links, the property benefits from gas central heating and double glazing.

An excellent opportunity for buyers seeking a property with space, potential and the chance to create a home to their own specification.

Early viewing is recommended to appreciate the accommodation and possibilities on offer.



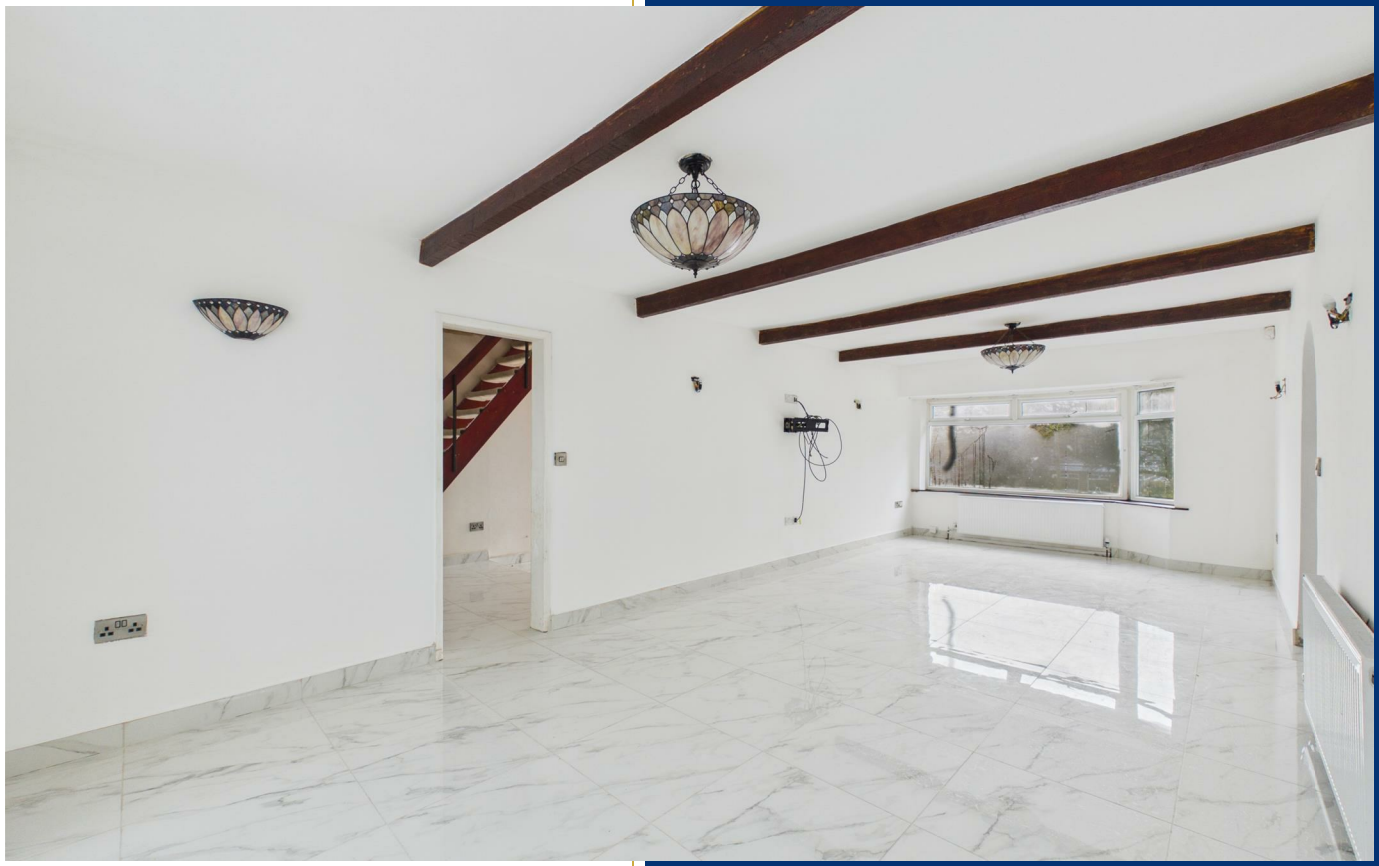
CLARKE & CO.

the property professionals

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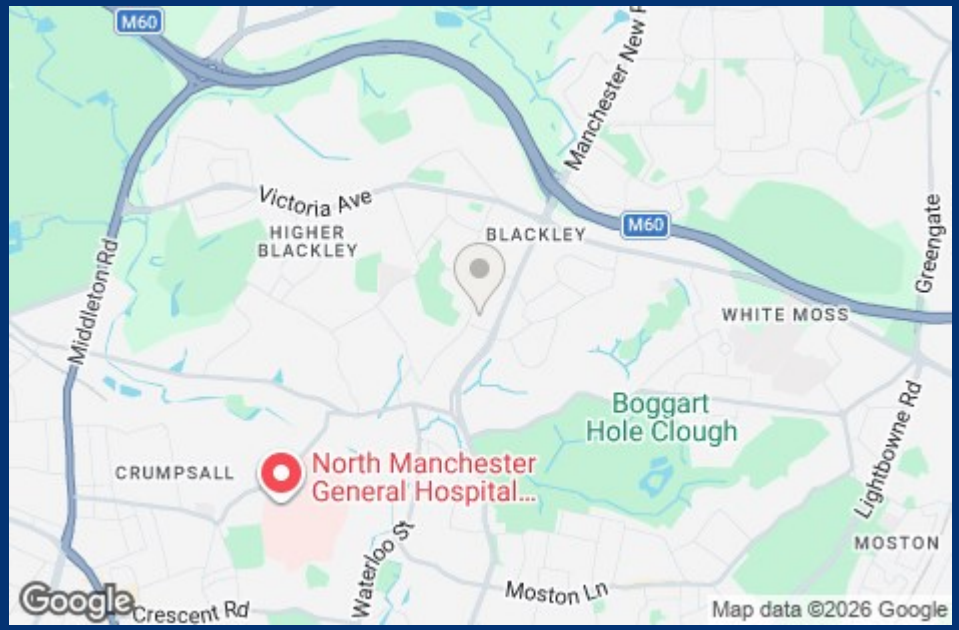
COULSDEN DRIVE, MANCHESTER, M9 6AP







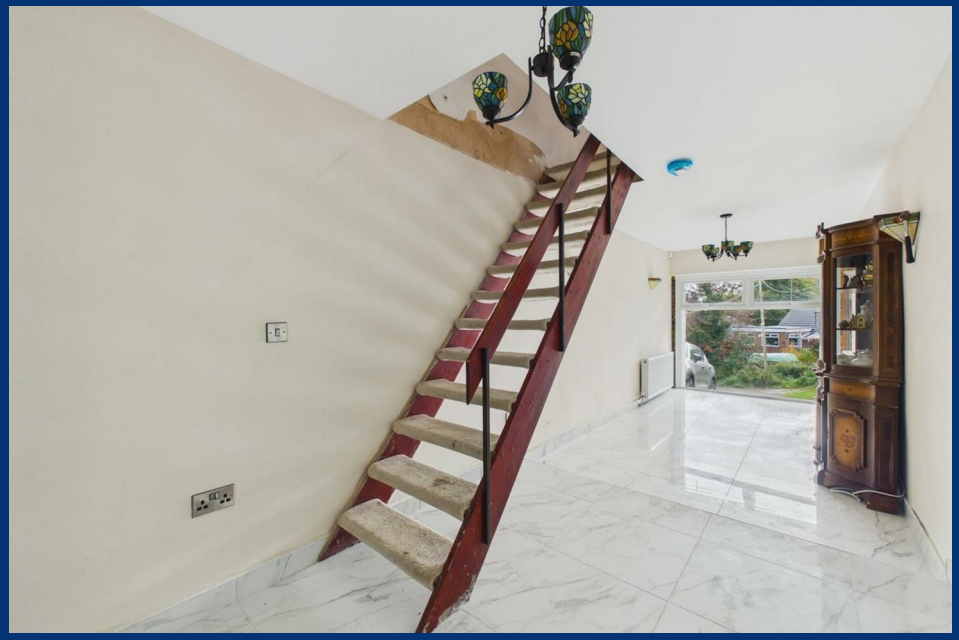


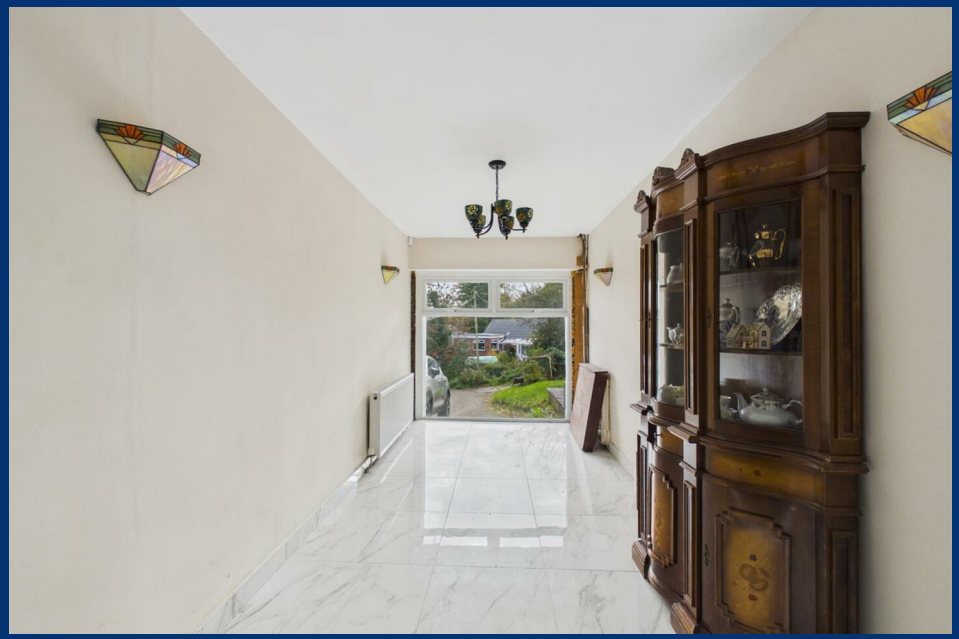




RENOVATION OPPORTUNITY – TWO-BEDROOM EXTENDED DORMER BUNGALOW – EXCELLENT POTENTIAL

1,464 SQ FT OF ACCOMMODATION – GARDENS TO THREE SIDES – IDEAL PROJECT FOR BUYERS LOOKING TO ADD THEIR OWN STAMP





Accommodation and Amenities

Porch
UPVC and glazed entrance porch with an inner door providing access to the property

Hallway
Hallway with front entrance door and radiator.

Bedroom One
Front-facing bedroom with window and radiator.

Bedroom Two
Rear-facing bedroom with window and radiator.

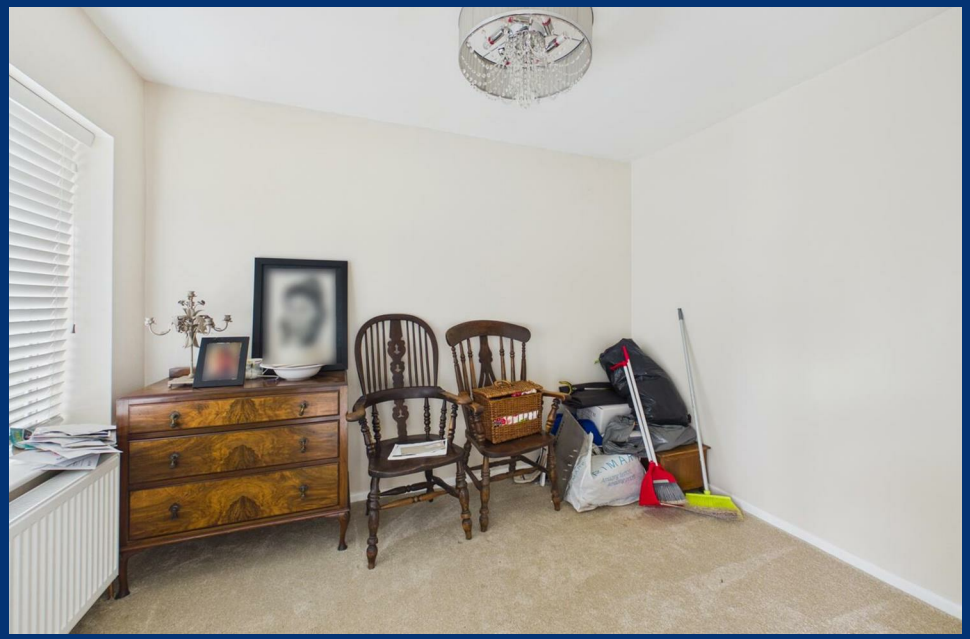
Bathroom
Three-piece white suite comprising a panelled bath with overhead shower and curved glass screen, wash basin and WC. Fully tiled walls and front-facing window.

Living / Dining Room
Spacious living/dining room with front-facing window, patio doors opening onto the rear garden, radiator and tiled flooring.

Open Plan Kitchen / Diner
Open-plan kitchen/diner with a front-facing window and stairs leading to the dormer room.

Kitchen
Fitted with a range of newly installed wall and base units in a gloss white finish, complemented by worktops. Inset single sink with drainer and mixer tap, plumbing for an automatic washing machine, built-in single oven, four-ring gas hob and extractor fan. Rear-facing UPVC double-glazed window and tiled flooring throughout.





Conservatory

UPVC and brick-built conservatory with double-glazed windows and patio doors opening onto the rear garden.

Attic Room

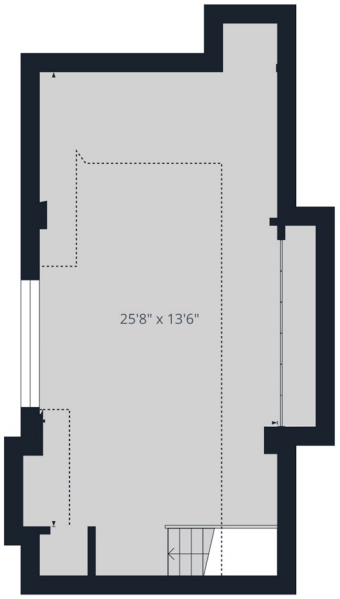
Attic room with a front-facing window, providing additional versatile space.

External

The property occupies a large, private plot with spacious gardens to the front, side and rear, offering plenty of outdoor space and potential.



Floor 0



Floor 1



Approximate total area(1)

1445 ft²

Reduced headroom

167 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

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

GIRAFFE360



Terms

FREEHOLD

PRICE: £250,000

Disclaimer
Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time.

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