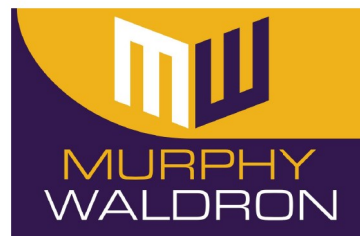


SALES - CONVENYANCING
LETTINGS - PROPERTY MANAGEMENT
PROPERTY SOURCING - MAINTENANCE
MORTGAGES



10 Ardern Road
, Manchester, M8 4FB

Asking Price £360,000

Situated in the highly sought-after area of Ardern Road, Manchester, this charming semi-detached house presents an excellent opportunity for both first-time buyers and savvy investors. Spanning an impressive 1,240 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for comfortable living.

The house, dating back to the 1930s and 1950s, retains a sense of character while offering a blank canvas for those looking to upgrade and modernise. This presents a unique chance to create a home that reflects your personal style and preferences. The property features a bathroom and off-road parking for up to three vehicles, ensuring convenience for you and your guests.

The front gardens add to the appeal, providing a pleasant outdoor space to enjoy. Located close to all essential amenities, you will find shops, schools, and parks within easy reach, making this an ideal location for families and professionals alike.

In summary, this semi-detached house on Ardern Road is a fantastic opportunity to invest in a property that offers both potential and practicality. With the right vision, this home can be transformed into a stunning residence tailored to your needs. Don't miss out on the chance to make this property your own.

All enquiries to: sales@murphy-waldron.com or: 0161 787 9195

Viewing

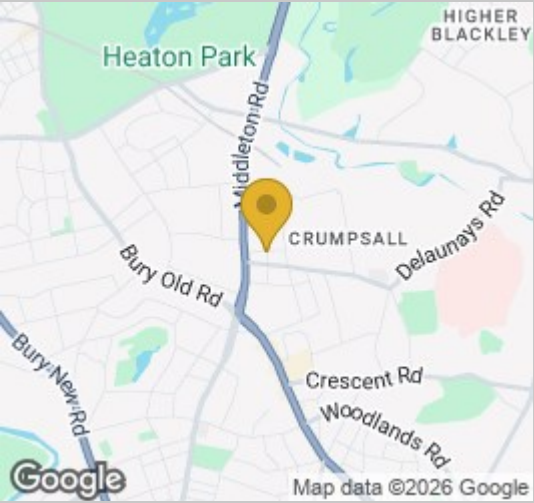
Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.



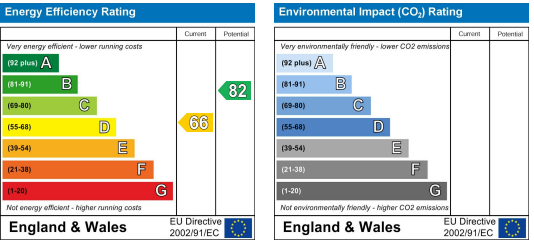
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Murphy Waldron Estates Ltd, 197 Eccles Old Road, Salford. M6 8HA Tel: 0161 787 9195 Web: www.murphy-waldron.com

Murphy Waldron is a trading name of Murphy Waldron Estates Limited & MMW Homes Ltd, registered numbers: 10558754 & 10944199
Registered Office: Ground Floor, 4 Broadgate, Broadway Business Park, Chadderton, Greater Manchester OL9 9XA
MANAGING DIRECTOR: MARIAN WALDRON B.A. HONS