



3 Hatchett Road, Manchester
Manchester

£245,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



3 Hatchett Road

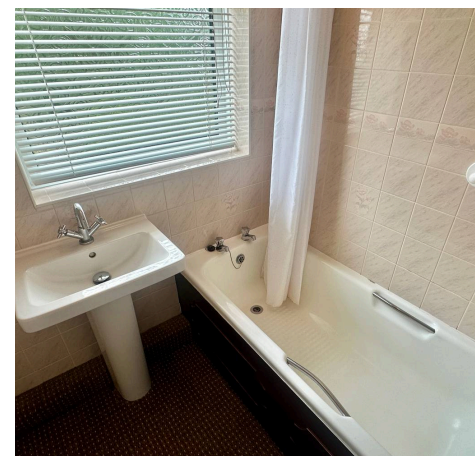
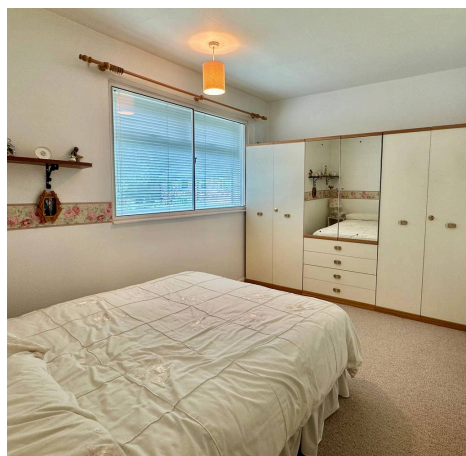
Manchester

Spacious three-bed semi in popular area. No onward chain. Generous living space, scope to improve, close to amenities and transport. Ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Freehold

- No chain
- Well maintained gardens
- Perfect for first time buyers/investors
- Scope to improve
- Close to transport links



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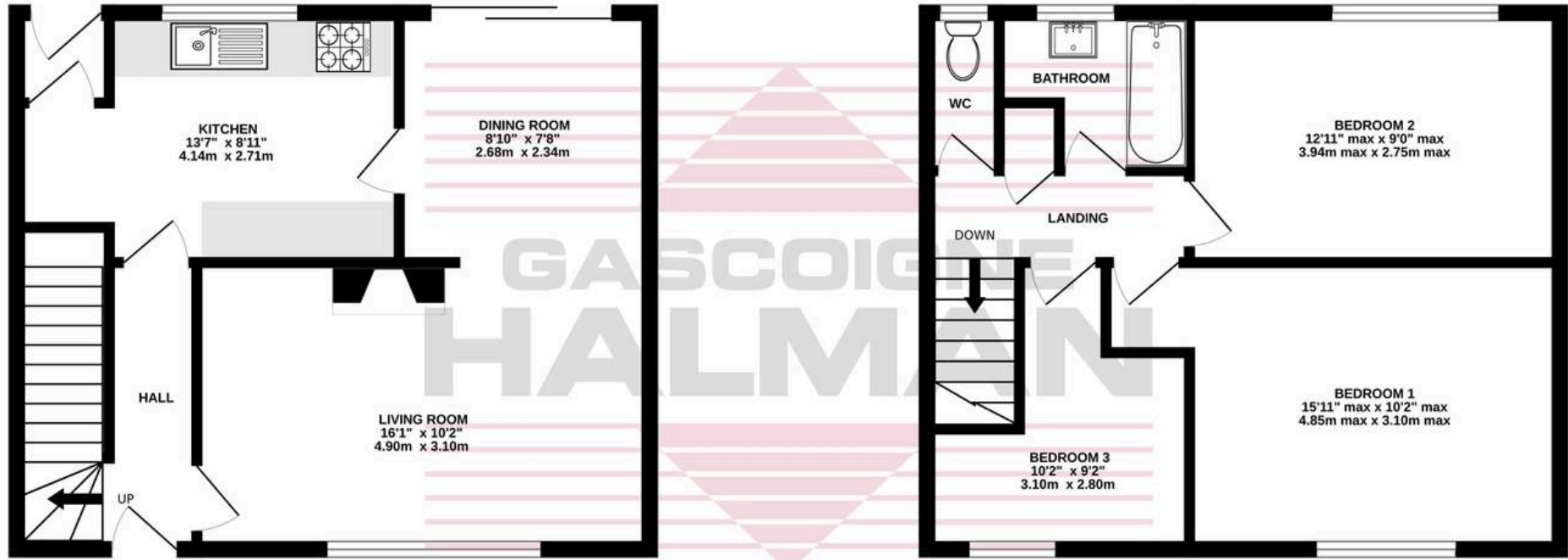
Manchester

This attractive three-bedroom semi-detached house presents an exciting opportunity for first-time buyers or investors, offering generous living accommodation and excellent potential for improvement. Set in a well-established residential area, the property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Step inside to discover a welcoming entrance hall that leads to a spacious lounge, perfect for relaxing or entertaining guests. The adjoining dining area provides ample space for family meals and social gatherings, while the fitted kitchen offers a practical layout and scope for modernisation to suit your own tastes. Upstairs, three well-proportioned bedrooms provide comfortable sleeping arrangements for families or sharers, with each room benefitting from natural light and flexible space for wardrobes or study areas. The family bathroom is conveniently located on the first floor, with separate W/C. Throughout, the property has been well maintained, providing a solid foundation for buyers wishing to update and add value over time. Practical features include gas central heating and double glazing, ensuring comfort and efficiency. This home offers a rare blend of immediate liveability and the exciting prospect to personalise and enhance, all within a popular and well-connected community. Early viewing is highly recommended to appreciate the full potential and lifestyle benefits this property has to offer.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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