



Ash Street, Middleton M24

- NO CHAIN
- CLOSE TO MILLS HILL RAILWAY STATION
- EXTENDED
- IDEAL FOR FIRST TIME BUYERS
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- POPULAR LOCATION
- BEAUTIFULLY PRESENTED THOUGHOUT
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND A

Offers Over £200,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully presented and generously proportioned three bedroom mid terraced home, ideally located on Ash Street, Middleton. Offering spacious interiors alongside low maintenance gardens to both the front and rear, this property represents an excellent opportunity for first time buyers and growing families alike.

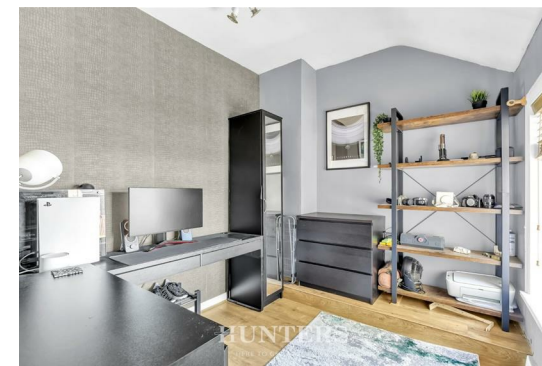
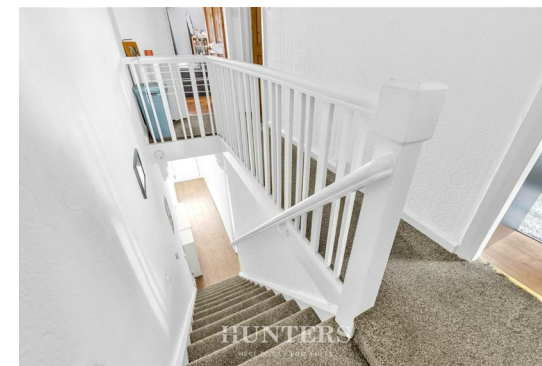
Upon entering the home, you are welcomed by a bright and spacious modern lounge, which flows seamlessly into a second well presented reception room and dining area, creating an ideal layout for both everyday living and entertaining. The kitchen is thoughtfully designed, offering a practical and contemporary space perfectly suited to modern family life. French doors from the dining area open directly onto the rear garden, which features a combination of patio and lawn, providing an inviting outdoor space for relaxation and socialising.

To the first floor, the landing leads to two well proportioned double bedrooms, with the principal bedroom benefitting from built in wardrobes. The third bedroom is currently utilised as a home office but would equally serve as an ideal child's bedroom or nursery. The family bathroom is well appointed, comprising a bath with overhead shower, WC, and wash hand basin.

Externally, the property continues to impress with a low maintenance front garden and a well sized rear garden, again offering both patio and lawned areas, ideal for outdoor enjoyment with minimal upkeep.

Situated within a popular residential area, the home enjoys excellent access to a range of local amenities including shops, schools, and public transport links. The nearby M60 motorway network provides convenient connectivity, while Manchester City Centre lies approximately six miles away, making commuting straightforward and efficient.

Early viewing is highly recommended to fully appreciate the space, versatility, and appeal this charming property has to offer.





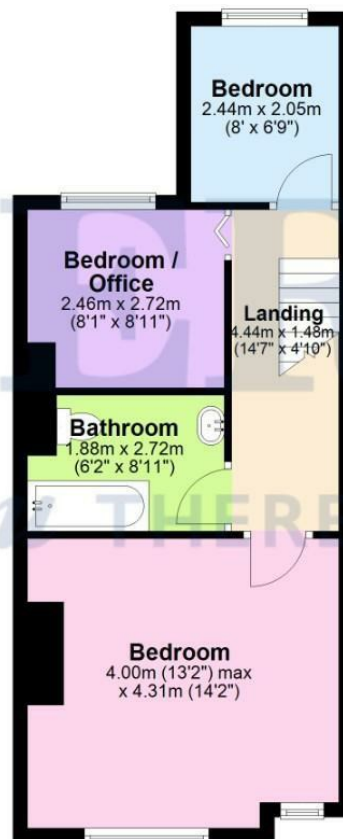
Ground Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 86.8 sq. metres (934.0 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
	56	76
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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