



Whalley Road, Middleton, Manchester

- FREEHOLD
- LARGE PLOT
- OFF ROAD PARKING FOR AMPLE VEHICLES
- COUNCIL TAX BAND A
- NO CHAIN
- DETACHED GARAGE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- CLOSE TO MIDDLETON TOWN CENTRE

Asking Price £190,000

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HERE TO GET *you* THERE

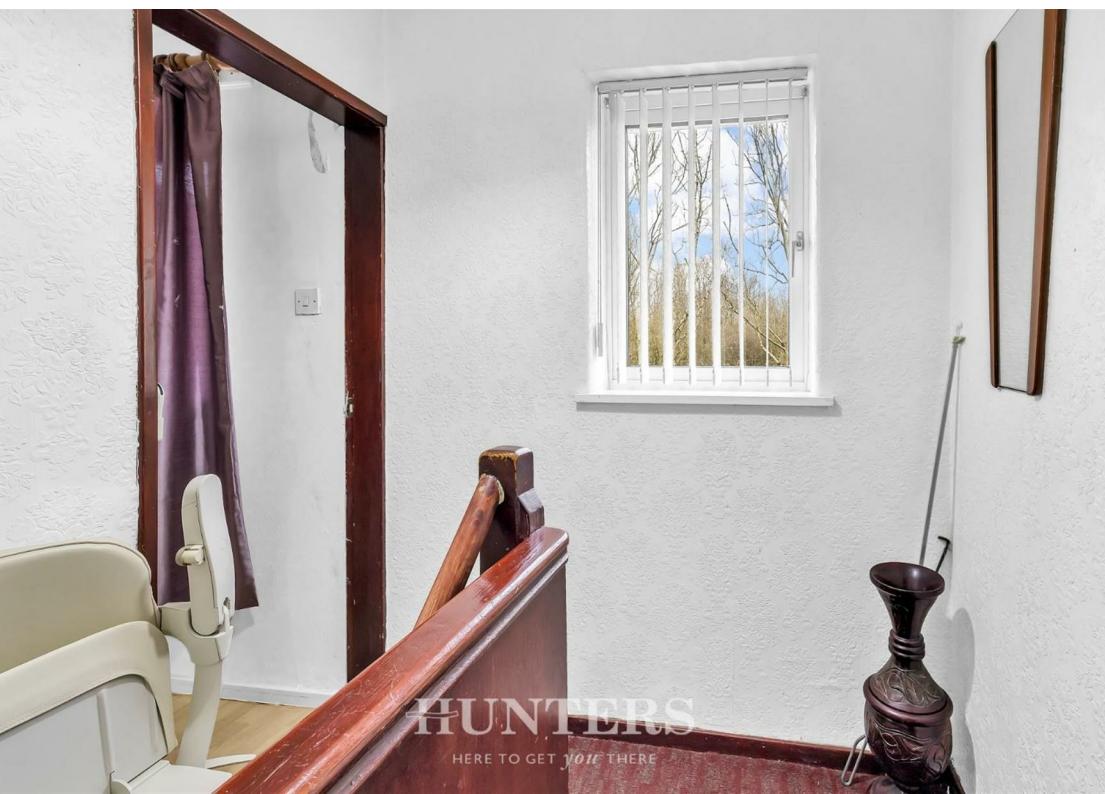
FREEHOLD & NO CHAIN. semi-detached house located on Whalley Road in the heart of Middleton, Manchester. This property boasts a spacious layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests. With two well-proportioned bedrooms, this home is ideal for small families, couples, or investors.

The property includes a modern bathroom, ensuring convenience and comfort for all residents. One of the standout features of this home is its generous plot size, providing ample outdoor space for ample parking and the potential to extend. The large garden area offers a wonderful opportunity for those with a green thumb or for families looking for a safe space for children to play.

Situated in a friendly located, this property is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility. This semi-detached house on Whalley Road presents a fantastic opportunity for anyone looking to settle in a vibrant area of Manchester. Don't miss your chance to make this house your new home.

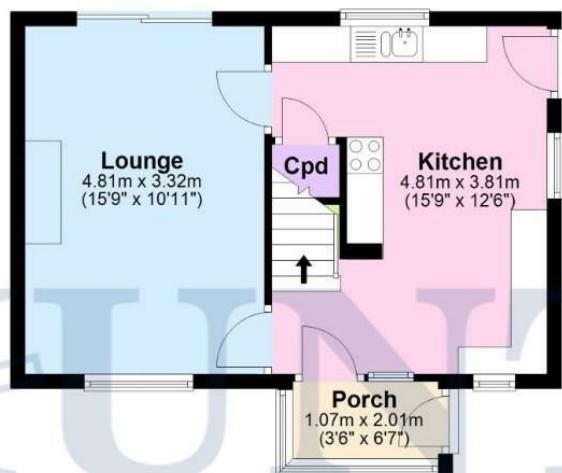
EPC: TBC
Tenure: Freehold
Council tax: Band A





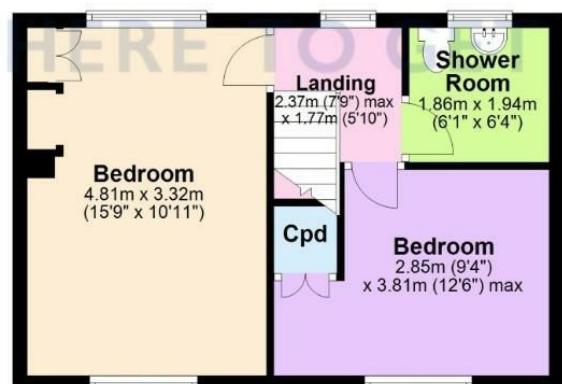
Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 88.1 sq. metres (948.6 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.

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.

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		
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.

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