



Green Street, Middleton, M24

- EXTENDED
- IDEAL FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- EPC RATED C
- EASILY MAINTAINED GARDEN
- READY TO MOVE INTO
- CLOSE TO MIDDLETON TOWN CENTRE
- SPACIOUS PROPERTY
- COUNCIL TAX BAND A
- VIEWING RECOMMENDED

Asking Price £180,000

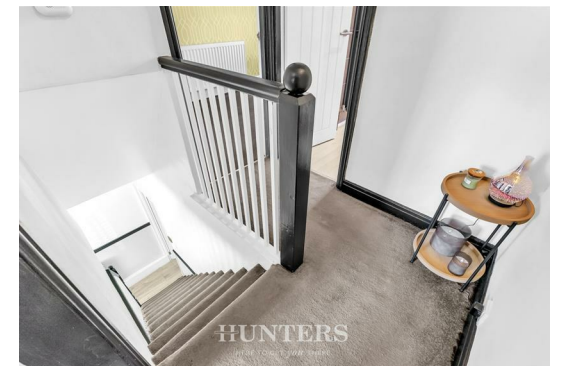
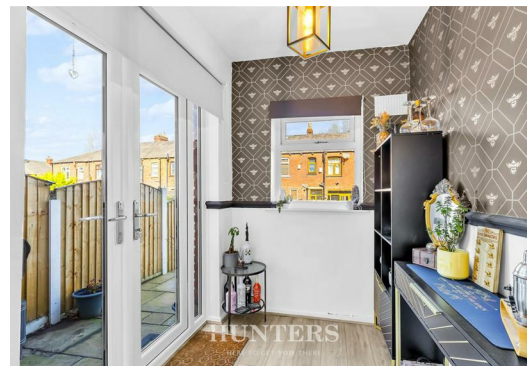
HUNTERS®
HERE TO GET *you* THERE

Situated on Green Street in the popular area of Middleton, Manchester, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts one reception room, providing a warm space for relaxation and entertaining. With two generously sized double bedrooms, it offers ample accommodation for individuals or small families.

The house has been thoughtfully extended to the rear, enhancing the living space and allowing for a more open and airy atmosphere. It is in good condition and ready to move into, making it an ideal choice for buyers looking to settle in without the need for immediate renovations.

The easily maintained rear garden is a lovely feature, perfect for enjoying the outdoors without the burden of extensive upkeep. This property combines practicality with comfort, making it a wonderful place to call home. Don't miss the chance to view this charming residence in a popular location.

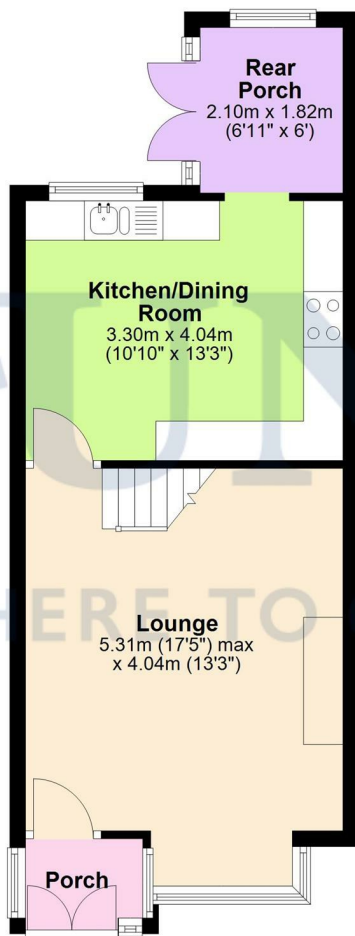
Tenure: Leasehold - 908 years remaining
Ground rent: £2PA
EPC Rated: C
Council tax band: A





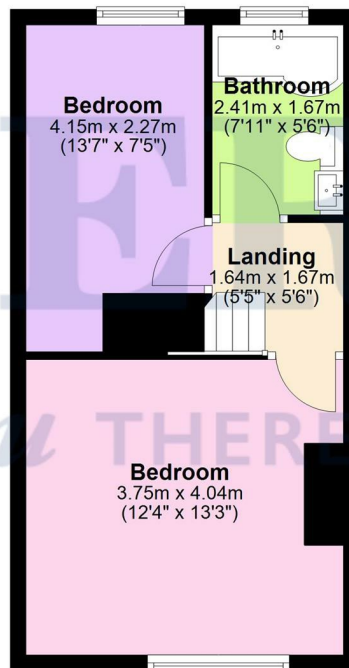
Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 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 | | | 84 |
| (69-80) C | 73 | | |
| (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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