



St Gabriels Mews, Middleton M24

- NO CHAIN
- SPACIOUS ONE BED FIRST FLOOR APARTMENT
 - ALLOCATED PARKING
 - CLOSE TO MILLS HILL TRAIN STATION
 - GROUND RENT - APPROX. £170.00 P/A
- POPULAR RESIDENTIAL AREA
- CLOSE TO MIDDLETON TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS AND THOSE LOOKING TO DOWNSIZE
 - EPC RATING - C
 - SERVICE CHARGE - APPROX. £92 PCM

Asking Price £90,000

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HERE TO GET *you* THERE

Hunters are pleased to present this well proportioned first floor one bedroom property, located within the sought after St Gabriel Mews development, just a short distance from Middleton town centre. This appealing home offers an excellent opportunity for first time buyers and those looking to downsize, providing generous accommodation in a highly convenient residential setting. The property is offered with no onward chain.

Accessed via a secure communal entrance with its own private doorway, the property opens into a welcoming entrance hall. The apartment offers a bright and spacious lounge/dining area, filled with natural light and providing an ideal space for both relaxing and entertaining. The separate kitchen is well designed with ample worktop and storage space. Also on this level is a well proportioned bedroom, together with a bathroom comprising a WC, hand wash basin and bath with overhead shower.

Externally, the property benefits from an allocated parking space, offering added convenience for both residents and visitors.

St Gabriel Mews is ideally positioned just off Aspinall Street, providing excellent access to Middleton town centre with its wide range of shops, supermarkets, and local amenities. Strong transport links are nearby, including Mills Hill Train Station, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the space, layout, and location this superb home has to offer.

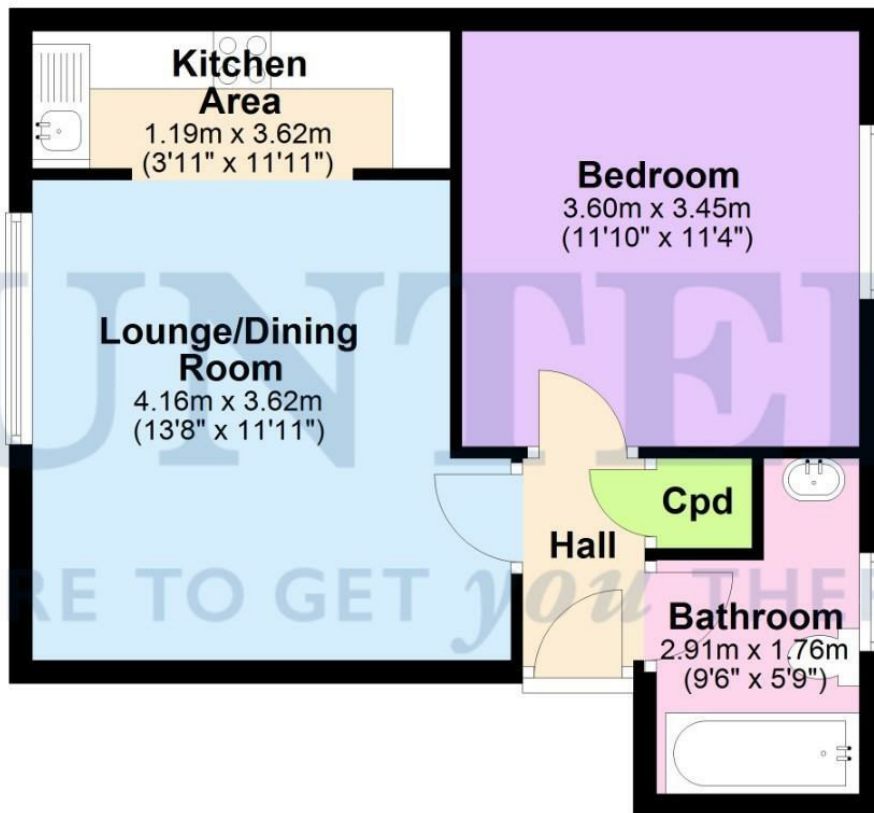
Tenure: Leasehold – 103 years remaining
Ground Rent: approx. £170 per annum
Service Charge: approx. £92 per calendar month
EPC Rating: C
Council Tax Band: A





First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 41.1 sq. metres (442.3 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 | | 82 |
| (69-80) C | 74 | |
| (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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