



## Whinfell Drive, Middleton, Manchester, M24

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS REAR GARDEN
- INVESTMENT OPPORTUNITY
- IN NEED OF SOME MODERNISATION
- FREEHOLD
- COUNCIL BAND A
- CLOSE TO MIDDLETON TOWN CENTRE
- CLOSE TO LOCAL AMENITIES
- VIEWING RECOMMENDED!

**Asking Price £185,000**

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HERE TO GET *you* THERE

**FREEHOLD & NO CHAIN.** Located on Whinfell Drive in the heart of Middleton, Manchester, this charming terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With no chain and a freehold title, this property offers a seamless transition for those looking to make it their own.



The house boasts three well-proportioned bedrooms, providing ample space for families or individuals seeking room to grow. The single reception room is inviting and serves as a perfect gathering space for relaxation or entertaining guests. The property also features a well-maintained bathroom, ensuring comfort and convenience for everyday living.



One of the standout features of this home is the spacious rear garden, which is ideal for outdoor activities, gardening, or simply enjoying the fresh air. This private outdoor space is a rare find and adds significant value to the property.



Situated close to Middleton town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable. The location also offers excellent transport links, ensuring that commuting to nearby areas is hassle-free.


Tenure: Freehold  
Council tax band: A  
EPC Rated: TBC





## 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.

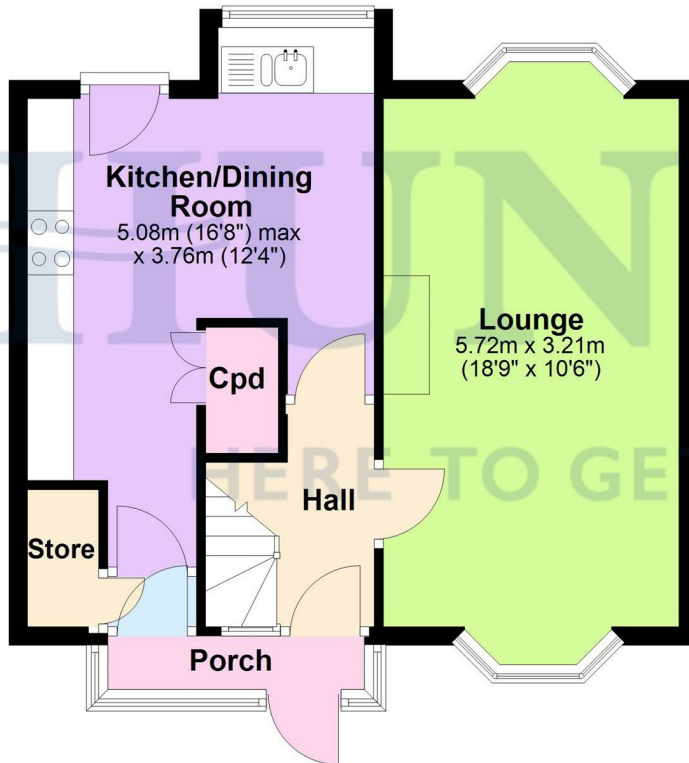
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

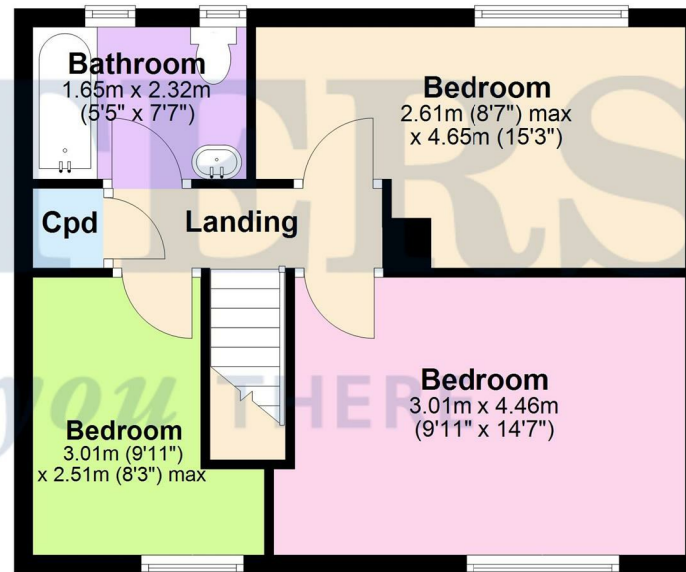
### Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



### First Floor

Approx. 40.4 sq. metres (435.4 sq. feet)



Total area: approx. 84.4 sq. metres (908.7 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.



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