Kenyon Lane, Middleton, Manchester, M24

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- EPC RATED C
- FREEHOLD
- ALLOCATED PARKING
- COUNCIL TAX BAND A
- VIEWING RECOMMENDED

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Asking Price £165,000

NO CHAIN & FREEHOLD. Located on the popular Kenyon Lane in Middleton, Manchester, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room offers a warm and welcoming space for relaxation and entertaining guests.

One of the standout features of this home is the convenience of off-road parking, ensuring that you have a secure place for your vehicle. Additionally, the property is being sold with the benefit of no chain, allowing for a smooth and efficient purchase process. As a freehold property, you will enjoy complete ownership and the freedom that comes with it.

Situated in a prime location, this residence is in close proximity to local schools and amenities, making it a practical choice for families. The surrounding area offers a variety of shops, parks, and recreational facilities, ensuring that all your daily needs are easily met.

In summary, this semi-detached house on Kenyon Lane is a wonderful opportunity to acquire a comfortable home in a desirable location, complete with off-road parking and the added advantage of no chain. Do not miss the chance to make this property your own.

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

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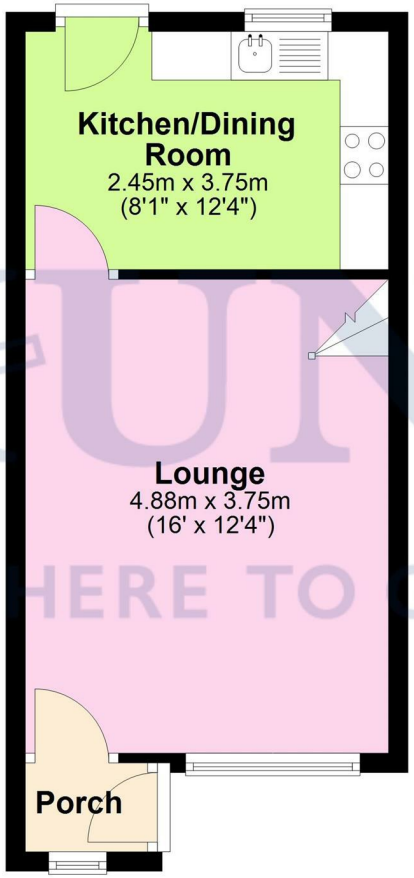
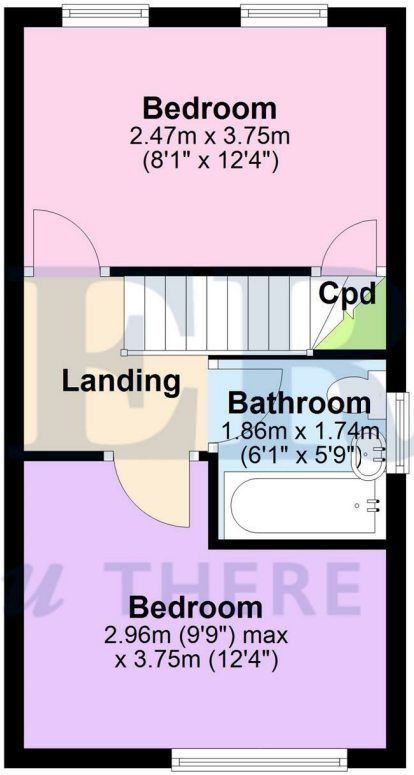
Ground Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 sq. feet)

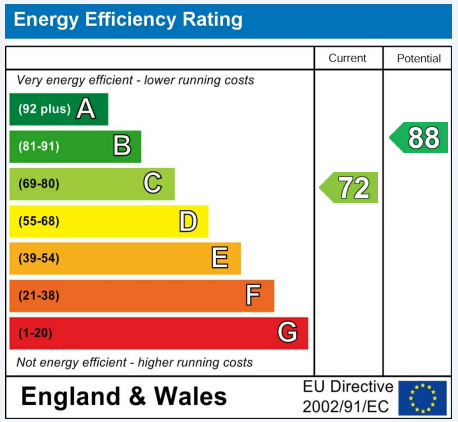
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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



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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The Property Ombudsman