



Kenyon Lane, Middleton, Manchester

- NO CHAIN
- TWO RECEPTION ROOMS
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SCHOOLS
- DOWNSTAIRS WC
- EXTENDED
- EPC RATED C
- NEWLY FITTED KITCHEN
- OPPOSITE MIDDLETON TECHNOLOGY SCHOOL
- CLOSE TO MIDDLETON TOWN CENTRE

Offers In Excess Of £200,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are pleased to present for sale this EXTENDED two double bedroom end-terraced home, ideally situated on Kenyon Lane in Middleton. Offered with NO ONWARD CHAIN, this well-maintained and tastefully decorated property is an excellent opportunity for first-time buyers seeking a ready-to-move-into family home.

Upon entering the property, you are welcomed into a bright and airy lounge filled with natural light, setting the tone for the rest of the home.

This flows seamlessly into a spacious dining room, ideal for entertaining guests or enjoying family meals. The extended kitchen is designed with modern family living in mind, boasting high-quality integrated appliances and ample workspace. A convenient downstairs WC adds to the practicality of the ground floor layout.

Upstairs, a generous landing leads to two well-proportioned double bedrooms and a family bathroom complete with bath, separate shower, WC, and wash basin.

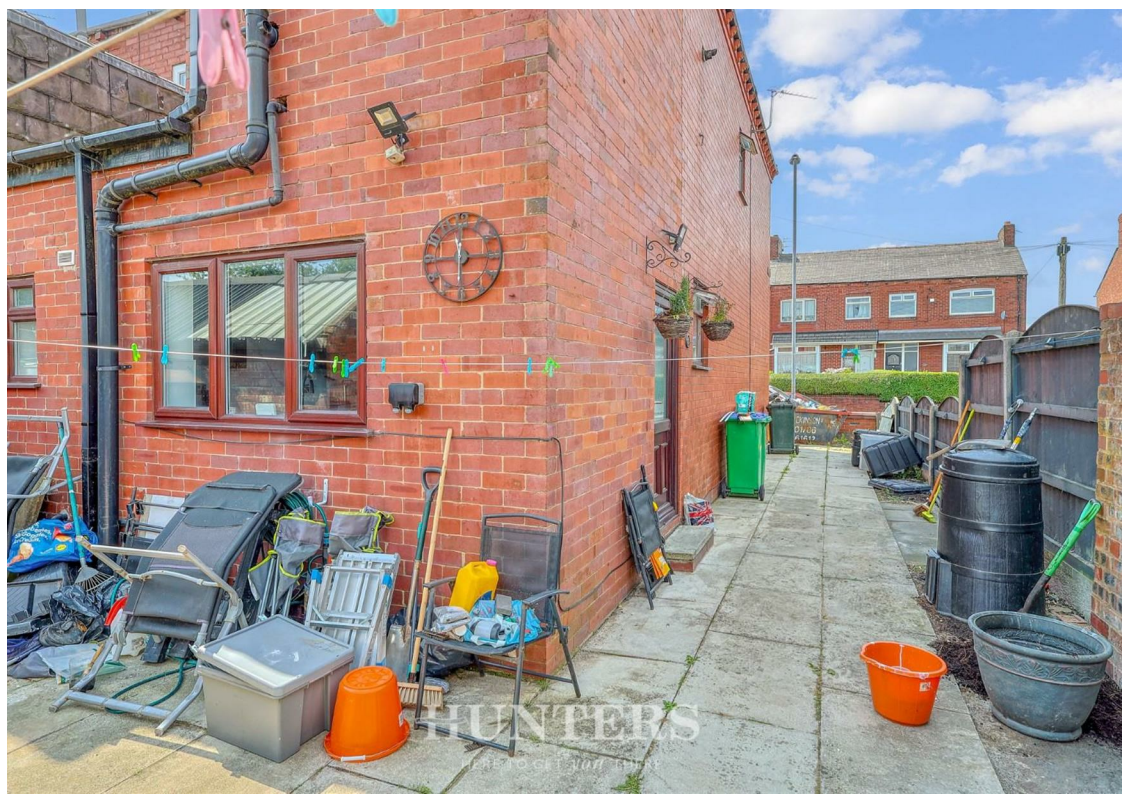
Externally, the property offers on-street parking and a low-maintenance, L-shaped patio area to the rear and side – perfect for relaxing or hosting in the warmer months.

Located close to Middleton Town Centre, the home benefits from excellent access to local amenities, shops, and public transport links. Reputable schools, including Middleton Technology School, are also nearby, making this a fantastic choice for families.

An early viewing is highly recommended to fully appreciate the property on offer.

Tenure: Leasehold
Council Tax Band: A
EPC Rating: C





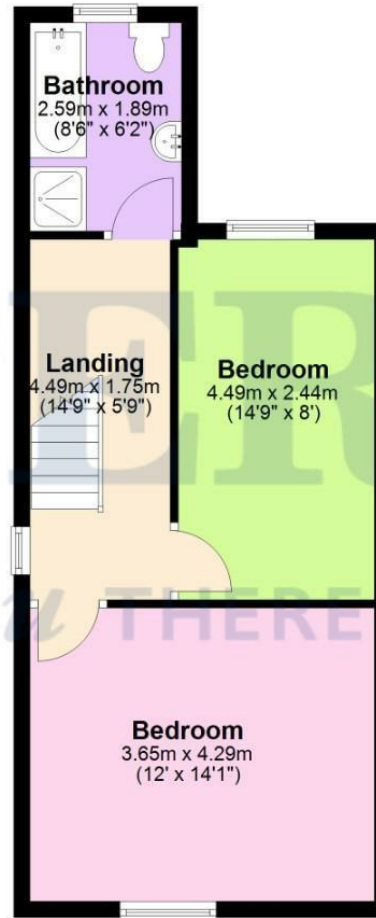
Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 87.4 sq. metres (940.2 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	76	81
(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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