



Broad Street, Middleton, Manchester, M24

- NO CHAIN
- SITUATED IN A POPULAR LOCATION
- CONSERVATORY WITH LOVELY VIEWS OF REAR GARDEN
- CLOSE TO MIDDLETON TOWN CENTRE
- EPC - TBC
- IDEAL FOR SMALL FAMILIES/COUPLES
- OFF ROAD PARKING
- TWO GOOD SIZED BEDROOMS
- EXCELLENT POTENTIAL
- COUNCIL TAX BAND - B

Asking Price £210,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully maintained two bedroom semi detached home on Broad Street, Middleton. Offered with no onward chain, this property perfectly blends comfort and convenience, making it an ideal first home for couples or small families.

Upon entering, you are welcomed into a porch that leads into a spacious lounge, filled with natural light from the bay window, a warm and inviting space for relaxing or entertaining. The ground floor also features a well appointed kitchen/dining area and a charming conservatory overlooking the rear garden, providing a peaceful spot to enjoy throughout the year. Upstairs, the property offers two generously sized double bedrooms and a modern shower room, complete with a WC, hand basin and en-suite shower.

Outside, the property benefits from off road parking for added convenience and a well maintained rear garden. The conservatory opens onto a lawn with a small patio area, providing space for outdoor dining or family activities.

The location is particularly appealing, with Broad Street offering easy access to local shops, schools, parks, and public transport links. Middleton town centre is just a short distance away, providing a range of amenities including cafes, restaurants, and leisure facilities, while the surrounding area offers excellent connections to Manchester and beyond, making this home ideal for commuters.

Early viewing is highly recommended as this property is not one to be missed.

Tenure: Leasehold - 968 years remaining on the Lease

Ground Rent: £70

EPC Rating: C

Council Tax Band: B





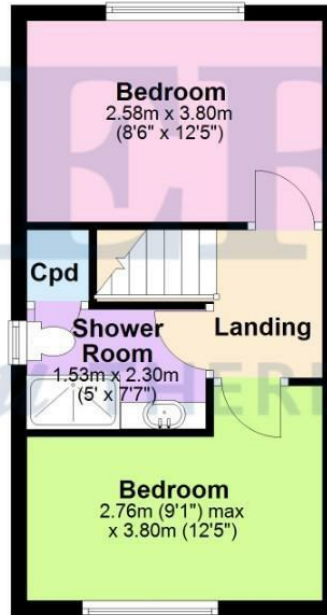
Ground Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



First Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



Total area: approx. 63.9 sq. metres (687.3 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		
(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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