



Sherbourne Road, Middleton, Manchester, M24

- NO CHAIN
- SPACIOUS PROPERTY
- LARGE REAR GARDEN
- POPULAR LOCATION
- EPC RATED D
- FREEHOLD
- TWO DOUBBLE BEDROOMS
- COUNCIL TAX BAND A
- IDEAL FOR FIRST TIME BUYERS
- VIEWING RECOMMENDED

Asking Price £185,000

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HERE TO GET *you* THERE

FREEHOLD & NO CHAIN. Situated on Sherbourne Road in the heart of Middleton, Manchester, this charming semi-detached house presents an excellent opportunity for first-time buyers.

The property boasts two well-proportioned bedrooms, a comfortable reception room, and a modern bathroom, making it an ideal choice for those seeking a cosy yet functional living space.

One of the standout features of this home is the spacious rear garden, perfect for outdoor entertaining, gardening, or simply enjoying the fresh air. The property is sold with the added benefit of no chain, allowing for a smooth and hassle-free purchase process. Additionally, being a freehold property, it offers the new owners complete control and flexibility.

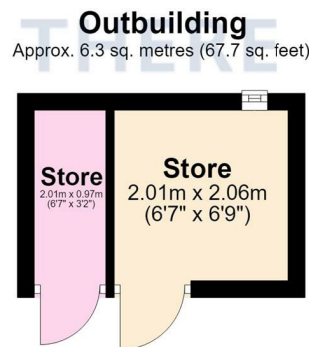
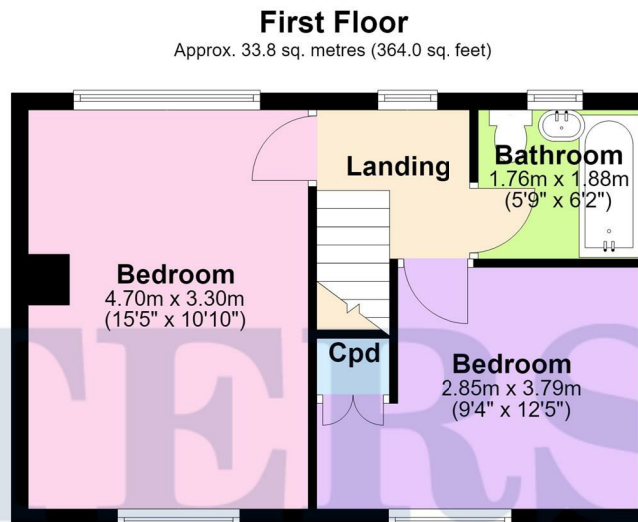
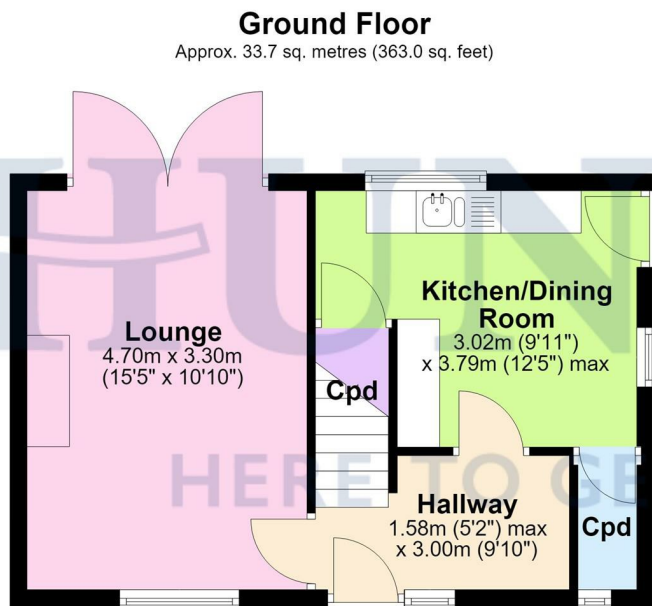
Conveniently located close to Middleton town centre, residents will find a variety of shops and amenities just a short distance away. The area also benefits from excellent transport links, ensuring easy access to surrounding areas and the wider region.

This delightful home is not to be missed, offering a perfect blend of comfort, convenience, and potential for those looking to step onto the property ladder.

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







Total area: approx. 73.8 sq. metres (794.8 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		79
(55-68) D	55	
(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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