



Mainway East, Middleton, Manchester

- FREEHOLD
- EXTENDED
- CLOSE TO LOCAL SCHOOLS
- COUNCIL TAX BAND B
- GOOD TRANSPORT LINKS
- NO CHAIN
- LARGE REAR GARDEN
- ALRKINGTON AREA
- EPC RATED D
- VIEWING RECOMMENDED

Asking Price £210,000

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FREEHOLD & NO CHAIN terraced house located on Mainway East in the popular area of Alkrginton, Middleton. This property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining guests. With three spacious bedrooms, it offers ample accommodation for families or those seeking extra space.

The heart of the home is undoubtedly the inviting extension, which provides an excellent additional living area. This bright and airy space is ideal for unwinding, while also offering a seamless connection to the garden. The extension enhances the overall living experience, allowing for a versatile area that can be used for dining, play, or simply enjoying the natural light.

The property also features a well-appointed bathroom, ensuring convenience for all residents. The terraced design adds to the character of the home, making it a lovely choice for those looking to settle in a friendly location.

In summary, this terraced house on Mainway East presents a wonderful opportunity for anyone seeking a comfortable and spacious home in a thriving community. With its large rear garden and additional extension space, it is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful property your own.

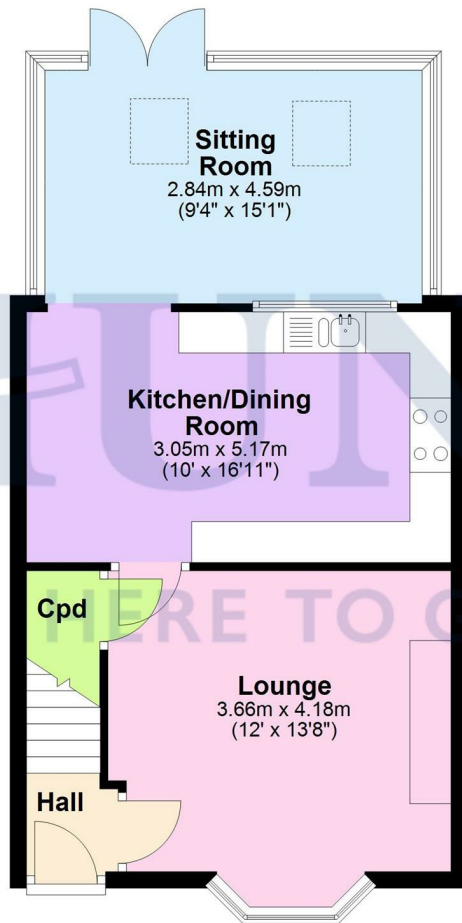
Tenure: Freehold
Council tax band: B
EPC Rated: D





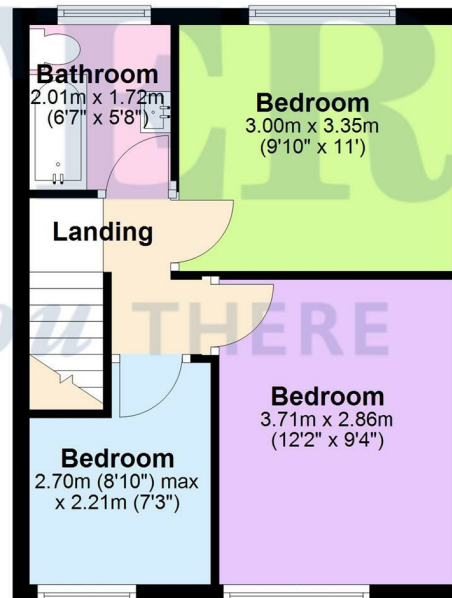
Ground Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 84.1 sq. metres (904.7 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.

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		88
(69-80) C		
(55-68) D	64	
(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

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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