



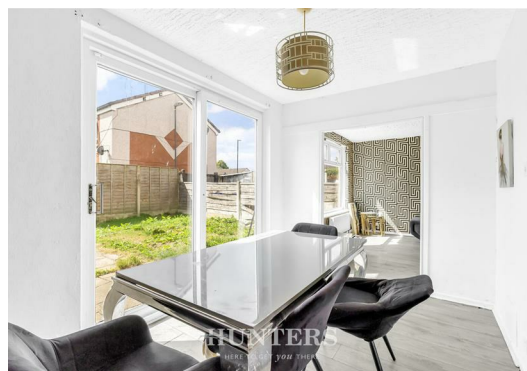
The Downs, Alkrington, Middleton, M24

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- SPACIOUS PROPERTY
- CLOSE TO SCHOOLS IN ALKRINGTON
- COUNCIL TAX BAND A
- FREEHOLD
- POPULAR LOCATION
- COMMUNAL PARKING
- TWO RECEPTIONS ROOMS
- EPC TBC

Asking Price £165,000

HUNTERS®
HERE TO GET *you* THERE

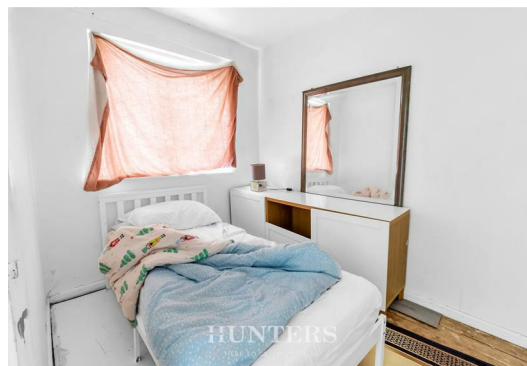
FREEHOLD & NO CHAIN. Situated in the The Downs, Alkrington, Middleton, this end terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts three well-proportioned bedrooms and a bathroom, making it a comfortable living space. The layout includes two reception rooms, providing ample room for relaxation and entertaining.



This home is being sold with the added benefit of freehold ownership and no onward chain, allowing for a smooth and straightforward purchase process. While the property requires modernisation, it offers a blank canvas for those looking to put their personal touch on their new home.



Additionally, residents will appreciate the convenience of communal parking, ensuring that parking is never a hassle. This property is not just a house; it is a chance to create a home in a lovely community. Do not miss out on this fantastic opportunity to invest in a property with great potential.



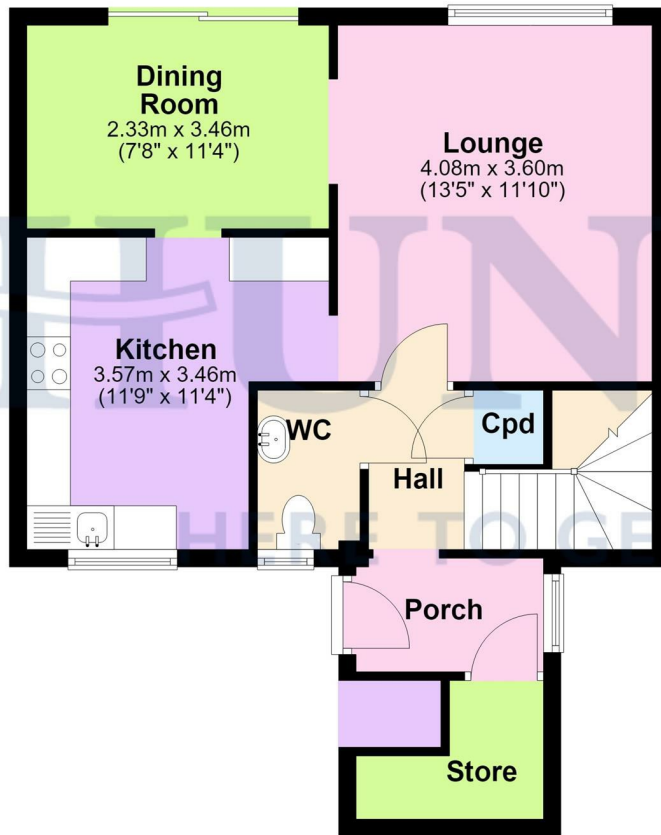
Tenure: Freehold
Council tax band: A
EPC: TBC





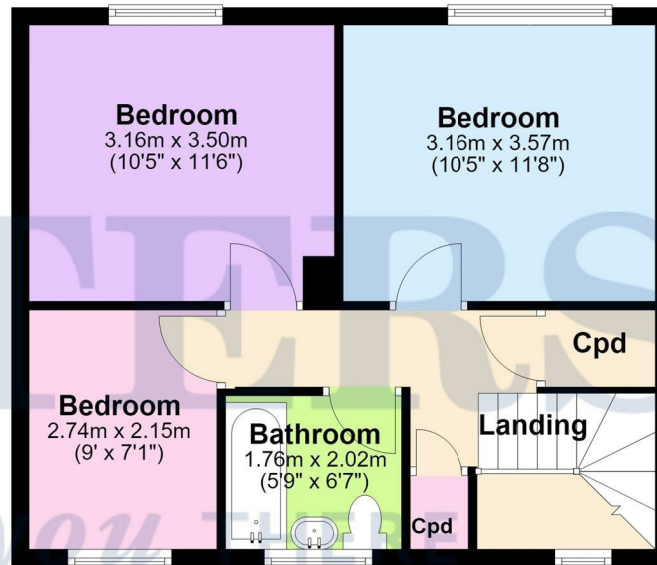
Ground Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 92.7 sq. metres (997.6 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		
(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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>