Ninian Court, Sadler Street, Middleton M24

- NO CHAIN
- GROUND FLOOR APARTMENT
- WELL MAINTAINED COMMUNAL GARDENS
- CLOSE TO LOCAL AMENITIES
- EPC - TBC
- WELL PRESENTED
- POPULAR DEVELOPMENT
- EXCELLENT PARKING FACILITIES
- CLOSE TO MIDDLETON TOWN CENTRE
- VIEWING IS HIGHLY RECOMMENDED

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Asking Price £140,000

Hunters are delighted to offer for sale this well presented two bedroom ground floor apartment, situated within the highly desirable Ninian Court development and ideally located close to Middleton town centre. Offered with no onward chain, the property would make an ideal purchase for first time buyers or those looking to downsize.

The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, separate kitchen/dining room, two bedrooms and a well appointed shower room. The generous lounge benefits from plenty of natural light, while the kitchen/dining room provides a practical and well equipped space. Both bedrooms offer comfortable proportions, with the larger bedroom measuring over 10ft x 10ft. The apartment also benefits from a useful storage cupboard.

Externally, Ninian Court is surrounded by beautifully maintained communal gardens, with the apartment also benefiting from its own patio area, providing a pleasant space to sit and enjoy the outdoors. Excellent parking facilities are available within the development.

Situated just off Sadler Street, the property is conveniently positioned for Middleton town centre and its wide range of amenities, including shops, supermarkets, restaurants and public transport links.

Viewing is highly recommended to fully appreciate the space, presentation and convenient location this property has to offer.

Tenure: Leasehold – 845 years remaining
Ground Rent: £35.00 per annum
Service Charge: £75.00 per calendar month
EPC Rating: C
Council Tax Band: A

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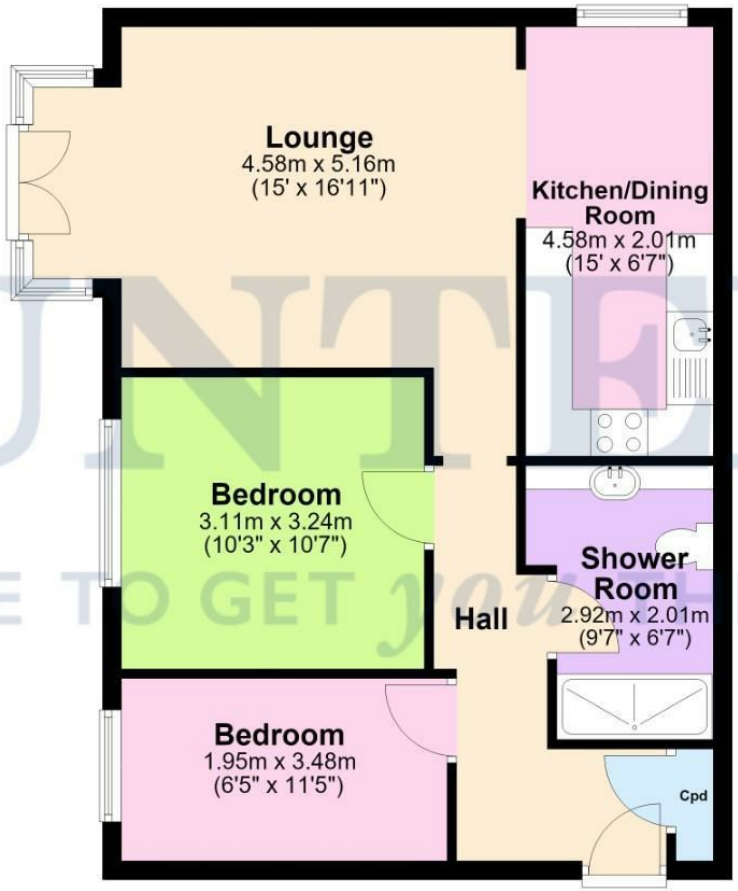
Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)

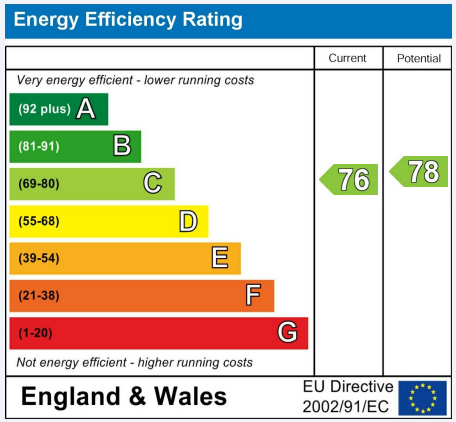


Total area: approx. 58.2 sq. metres (626.8 sq. feet)

Disclaimer - This flooplan 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.



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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The Property Ombudsman