



Lawnbank Close, Middleton, Manchester

- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS
 - CLOSE TO MIDDLETON TOWN CENTRE
 - EPC RATED C
- WELL PRESENTED THROUGHOUT
 - OFF ROAD PARKING
- TWO SPACIOUS DOUBLE BEDROOMS
 - COUNCIL TAX BAND A

Offers Over £150,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this charming two-bedroom mid terraced home on Lawnbank Close, situated on a quite Cul de sac in the popular Archer Park area of Middleton. This property offers an excellent opportunity for first time buyers and investors looking to expand their portfolio.

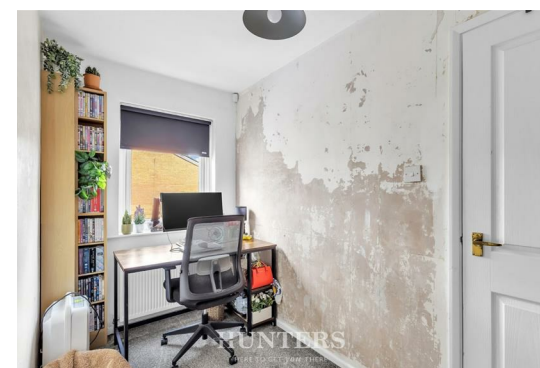
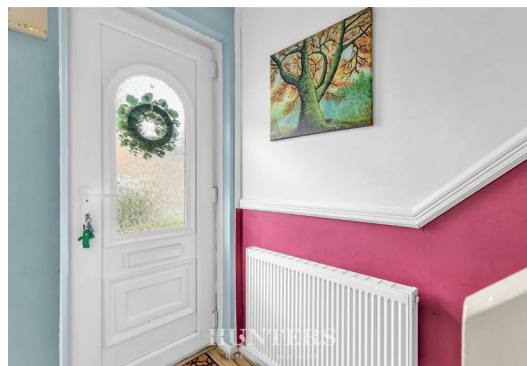
Upon entering, you're welcomed into a well-proportioned kitchen diner that flows seamlessly into a bright and spacious living room at the rear. This inviting space is ideal for both relaxation and entertaining. The first-floor features two spacious double bedrooms and a modern shower room completes the first floor, adding to the home's contemporary appeal.

At the front of the property, you will find a flagged pathway to the property and a driveway suitable for one vehicle. Externally, the rear garden is part patio and grass perfect for outdoor enjoyed and is accessible from the Livingroom, enhancing the indoor-outdoor connection of the home.

Lawnbank Close is conveniently located on the outskirts of Middleton, offering easy access to local schools, shops, and excellent transport links, including the motorway network. Middleton Town Centre is also nearby, offering a variety of amenities and services for residents.

Viewing is highly recommended to fully appreciate everything this delightful home has to offer. Don't miss the opportunity to make it your own!

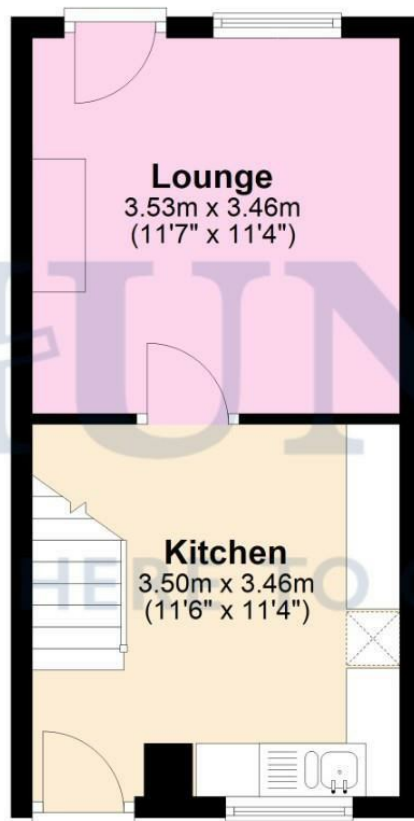
Tenure - Freehold
Council Tax - Band A
EPC - C





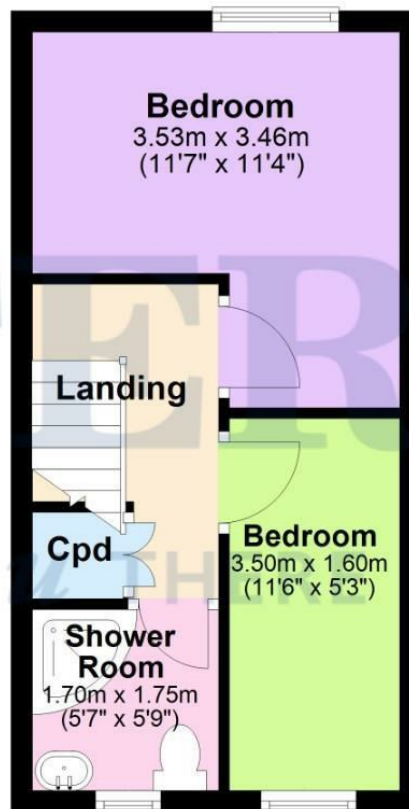
Ground Floor

Approx. 24.7 sq. metres (265.4 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



Total area: approx. 49.4 sq. metres (531.7 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		
(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

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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