



Kelvin Avenue, Middleton, Manchester, M24

- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO MOTORWAY LINKS AND HEATON PARK
- GOOD SIZED GARDEN
- COUNCIL TAX BAND A
- NO CHAIN
- POPULAR LOCATION
- IN NEED OF MODERNISATION
- OFF ROAD PARKING
- EPC RATED C

Asking Price £180,000

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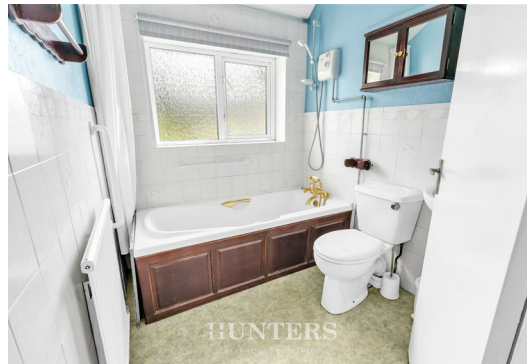
FREEHOLD & NO CHAIN. Location on Kelvin Avenue in the popular area of Middleton, Manchester, this mid-terrace house presents an excellent opportunity for both first-time buyers and growing families. The property boasts three well-proportioned bedrooms, a comfortable reception room, and a bathroom, making it a practical choice for families or those seeking extra space.

One of the standout features of this home is its off-road parking, a rare find in urban settings, ensuring convenience for residents and guests alike. The good-sized garden offers a delightful outdoor space, perfect for relaxation or entertaining during the warmer months.

Situated in close proximity to Heaton Park, one of the largest parks in Europe, residents can enjoy the beauty of nature and a variety of recreational activities just a stone's throw away. Additionally, the property benefits from excellent motorway links, providing easy access to surrounding areas and the wider region.

While the house is in need of modernisation, this presents a fantastic opportunity for buyers to put their own stamp on the property and create a home tailored to their tastes. With its desirable location and potential for improvement, this property is not to be missed.

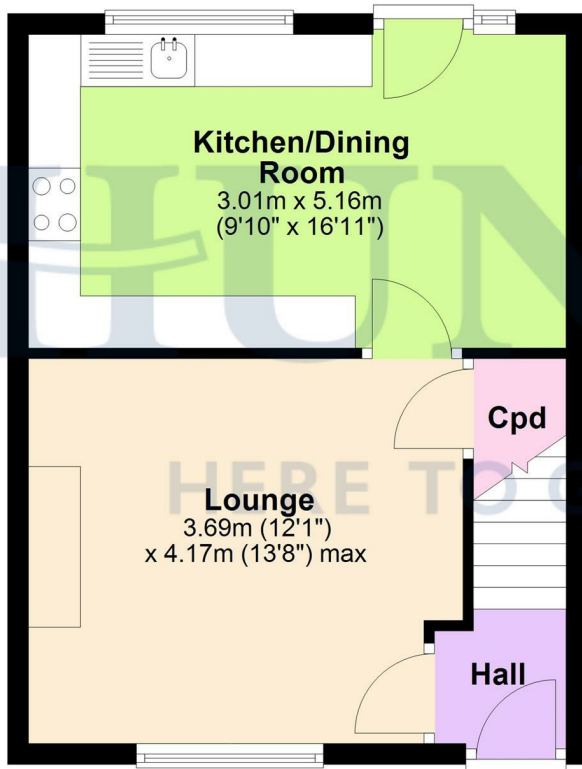
EPC Rated: C
Tenure: Freehold
Council tax band: A





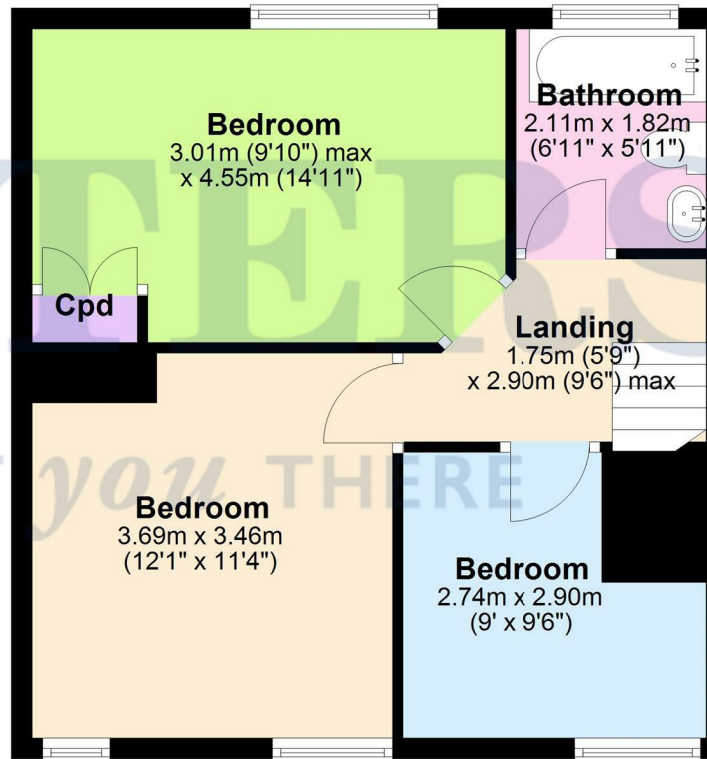
Ground Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 79.0 sq. metres (850.6 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		70	77
(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

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