







Dale Road, Middleton, Manchester, M24

- FREEHOLD
- LARGE REAR GARDEN
- CLOSE TO MIDDLETON TOWN CENTRE
- COUNCIL TAX BAND A
- DOWNSTAIRS WC
- OFF ROAD PARKING
- TURNKEY PROPERTY
- THREE DOUBLE BEDROOMS
- EPC RATED C
- VIEWING HIGHLY RECOMMENDED

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Asking Price £210,000

FREEHOLD. Located on the popular Dale Road in Middleton, Manchester, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. As a freehold property, it offers the added benefit of complete ownership, providing peace of mind for future investment.

This turnkey home boasts three generously sized double bedrooms, ensuring ample space for relaxation and comfort. The well-appointed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The property also features a convenient downstairs WC, enhancing practicality for everyday living.

One of the standout features of this residence is the spacious rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, off-road parking is available, providing ease and security for your vehicle.

With its blend of modern convenience and traditional charm, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely home on Dale Road, where comfort and convenience await.

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











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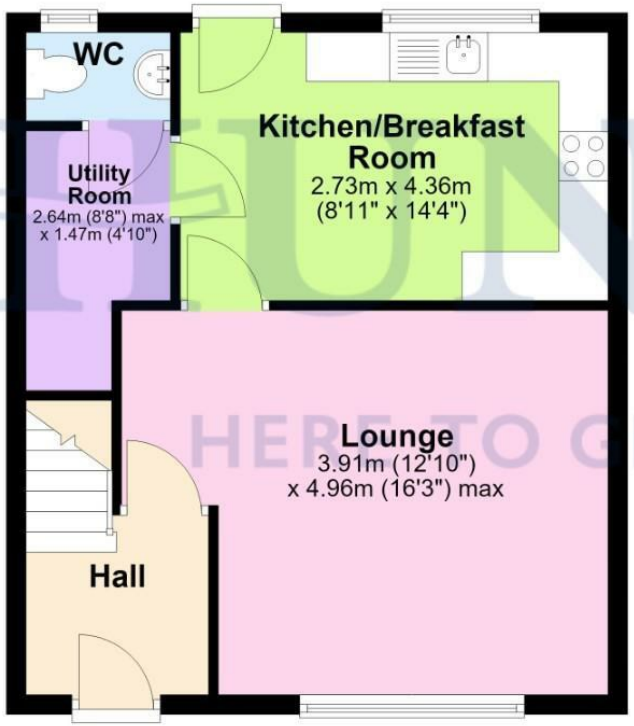

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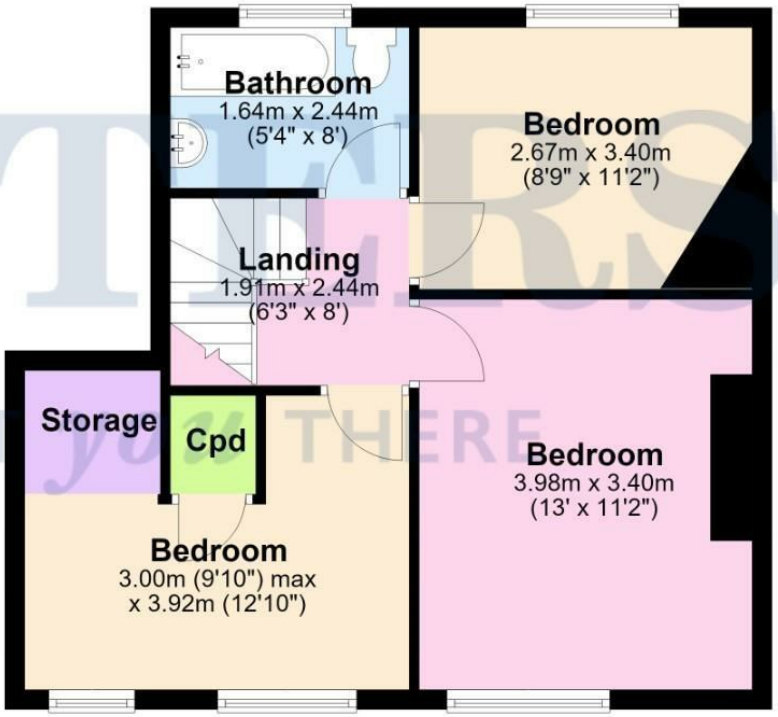
Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)

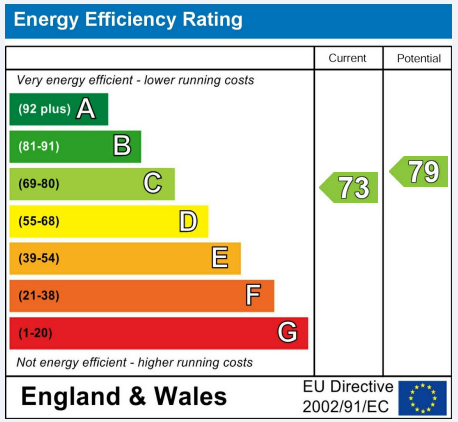


Total area: approx. 84.8 sq. metres (912.9 sq. feet)

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