



## Evesham Road, Middleton, Manchester

- NO CHAIN
- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- LEASEHOLD PROPERTY
- WELL MAINTAINED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- DETACHED GARAGE
- GREAT OPPORTUNITY
- POTENTIAL FOR OFF ROAD PARKING
- COUNCIL TAX BAND A

**Asking Price £140,000**

**HUNTERS®**  
HERE TO GET *you* THERE



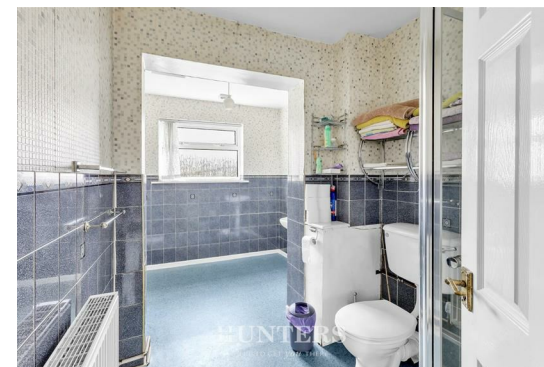
Hunters are pleased to offer this delightful two-bedroom ground floor maisonette, ideally situated on Evesham Road in the highly desirable Alkrington area of Middleton. Available with no onward chain, this property presents a fantastic opportunity for first-time buyers, those looking to downsize, or investors seeking to grow their portfolio. While some modernisation is needed, the home is competitively priced to reflect this.

Upon entry, you're welcomed into a hallway that leads to two generously sized double bedrooms and a shower room complete with a shower, WC, and hand wash basin. To the rear of the property, you'll find a functional kitchen and dining area, alongside a comfortable lounge with French doors opening out onto the well-maintained rear garden.

Externally, the property benefits from a detached garage—perfect for secure parking or additional storage. The rear garden is neatly presented and also offers the option for off-road parking if desired.

Positioned in the ever-popular Alkrington area, the property is conveniently located close to well-regarded schools, local shops, everyday amenities, and excellent transport links—including quick access to the motorway network.

Tenure: Leasehold  
EPC Rating: TBC  
Council Tax Band: A









## Ground Floor

Approx. 63.9 sq. metres (688.1 sq. feet)



## Outbuilding

Approx. 12.3 sq. metres (132.5 sq. feet)



Total area: approx. 76.2 sq. metres (820.6 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.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

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