



## Grimshaw Lane, Middleton M24

- IDEALLY SUITED TO FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE
- SOUTHFACING LOW MAINTENANCE REAR YARD
  - EXCELLENT TRANSPORT LINKS
  - CLOSE TO WELL REGARDED SCHOOLS
  - COUNCIL TAX BAND - A
- POPULAR LOCATION
- SPACIOUS AND WELCOMING LOUNGE
- TWO WELL PROPORTIONED BEDROOMS
  - EPC RATING - TBC
  - VIEWING RECOMMENDED!

**Asking Price £179,500**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters are pleased to offer for sale this well presented and cosy two bedroom end terraced family home, ideally suited to first time buyers or those looking to downsize. The property has been well cared for and offers neatly presented, ready to move into accommodation with a straightforward layout that is both practical and easy to maintain.

To the ground floor, there is a spacious and welcoming lounge, providing a comfortable living area perfect for relaxing or entertaining. This leads through to a well appointed kitchen/dining room, fitted with a range of wall and base units and offering ample space for dining. There is also a useful cupboard providing additional storage, along with access to the rear garden.

To the first floor, the property comprises two well proportioned bedrooms along with a modern family bathroom fitted with a three piece suite. Additional storage is also located in the front bedroom, adding to the practicality of the home.

Externally, there is a southfacing yard area providing a practical and low maintenance outdoor space. Enjoying good natural light, it offers a versatile area that is ideal for those looking for something functional and easy to manage.

Situated on Grimshaw Lane in Middleton, the property is conveniently located close to a wide range of local amenities including shops, supermarkets and well regarded schools. There are excellent transport links nearby with easy access to the M60 motorway network, as well as regular bus routes providing direct access into Manchester City Centre and surrounding areas. The property is also within close proximity to local parks and leisure facilities, making it an ideal location for all types of buyers.

Early viewing is highly recommended.

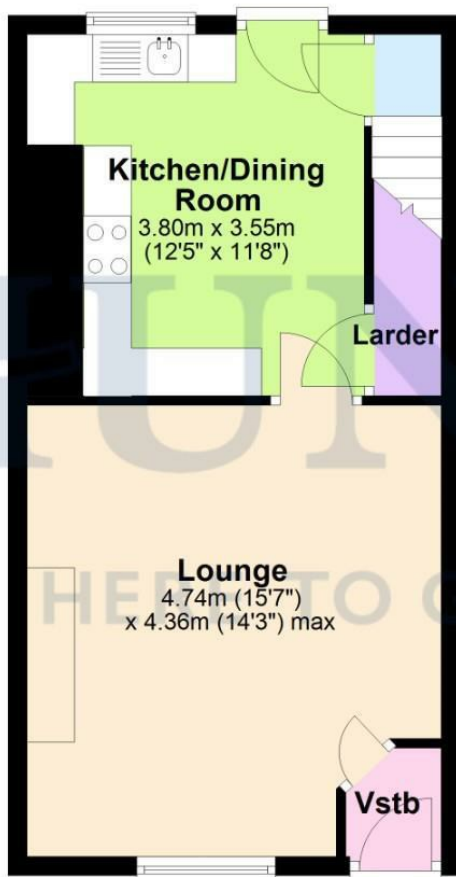
Tenure: Leasehold - 856 years remaining on the Lease (999 year term)  
Ground Rent: TBC  
EPC Rating: C  
Council Tax Band: A





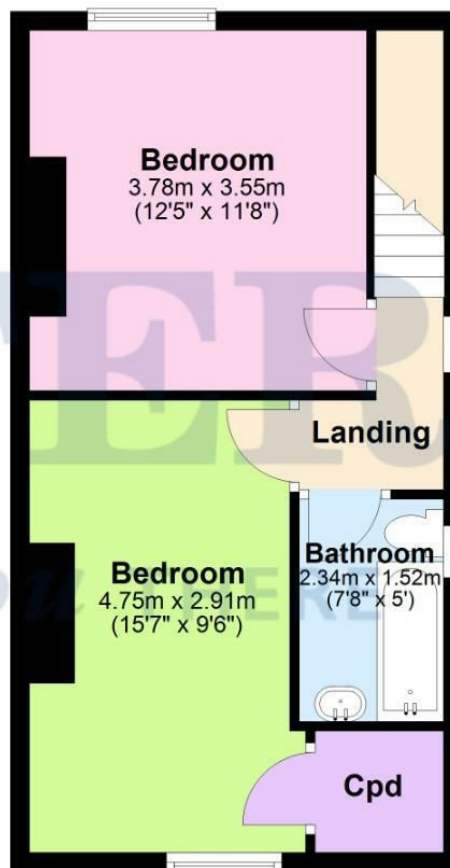
## Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 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.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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

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