



Heaton Street, Middleton M24

- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOMS
- ENCLOSED COURTYARD GARDEN/GATED COMMUNAL AREA'S
- THREE PIECE BATHROOM SUITE
- EPC - D
- OFF ROAD PARKING
- CLOSE TO HEATON PARK
- SPACIOUS LOUNGE
- CLOSE TO PUBLIC TRANSPORT
- COUNCIL TAX BAND - A

Asking Price £200,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are delighted to offer for sale this charming two bedroom mid terraced, cottage style home, quietly situated on Heaton Street in Middleton. Perfect for first time buyers, this property has been thoughtfully renovated since September 2024 and is ready to move into.

The ground floor comprises a welcoming lounge and a spacious kitchen/breakfast room, creating a bright, versatile living space. Upstairs, the first floor offers two generously sized bedrooms, with the second bedroom currently utilised as an office space. The property is completed by a Jack and Jill three piece bathroom, offering access from both the landing and the second bedroom, and comprising a WC, hand wash basin and a bath with shower over.

The home has benefitted from a range of carefully considered improvements, including a fully refreshed kitchen, sanded and repainted, now featuring a stylish kitchen island, ideal for casual dining or entertaining. Original floors throughout have been sanded and re varnished, while the stairs and bedrooms feature new, high quality carpet, providing a warm and inviting interior. Structural enhancements include a full damp proof course completed in September 2024 and re pointing to the front and rear elevations in July 2025, ensuring the property is both attractive and secure.

Externally, the property offers a driveway for off road parking and an enclosed courtyard garden, perfect for relaxing or entertaining. Residents also benefit from access to gated communal lawned gardens, adding additional outdoor space. The private road to the front serves the row of houses, creating a quieter and more secluded setting.

Ideally located, the property offers easy access to Middleton town centre, local shops, transport links including the metrolink, and the M60 motorway network and is close to the popular Heaton Park. This well presented mid terraced, cottage style home represents a rare opportunity in a sought after area.

A viewing is highly recommended to fully appreciate the charm, quality, and convenience this property has to offer.

Tenure: Leasehold - 873 years remaining

Ground Rent: £1.00 per annum

EPC Rating: D

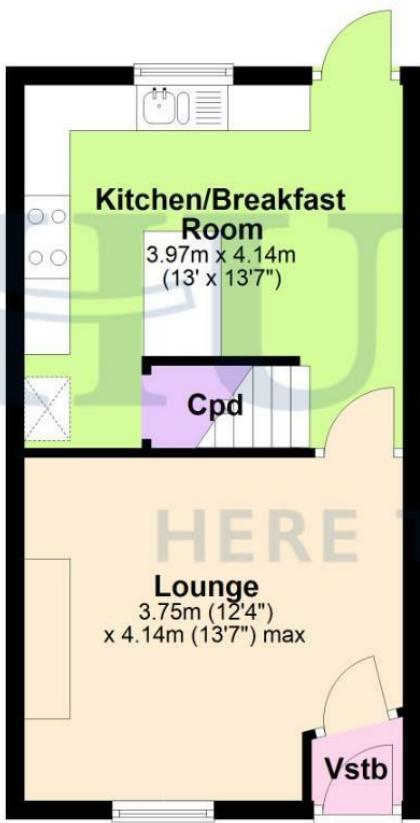
Council Tax Band: A





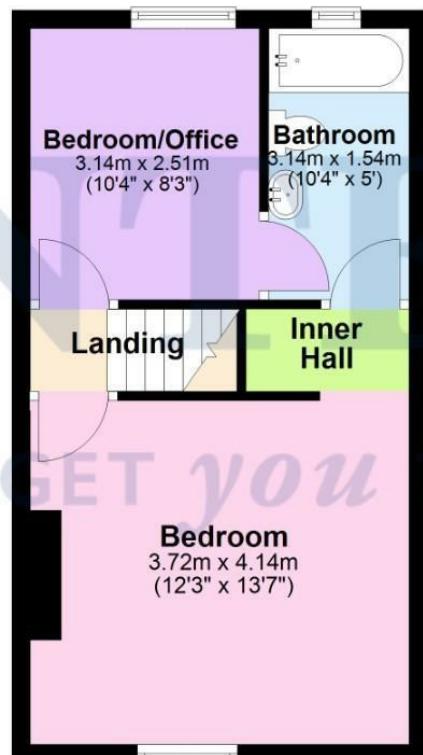
Ground Floor

Approx. 27.9 sq. metres (300.2 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Outbuilding

Approx. 1.3 sq. metres (13.8 sq. feet)



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		81
(69-80) C		
(55-68) D	66	
(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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