



Birchwood Road, Middleton, Manchester, M24

- NO CHAIN
- READY TO MOVE INTO
- IDEAL FOR FIRST TIME BUYERS
 - EPC RATED C
 - POPULAR LOCATION
- TWO BEDROOMED COTTAGE
 - OUTBUILDING AND WC
 - TWO DOUBLE BEDROOMS
 - COUNCIL TAX BAND A
 - VIEWING RECOMMENDED!

Offers Over £160,000

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HERE TO GET *you* THERE

NO CHAIN. Situated on Birchwood Road in the popular area of Middleton, Manchester, this delightful terraced cottage is brimming with character features that add to its unique appeal.

The property boasts two well-proportioned bedrooms, a comfortable reception room, and a modern bathroom, making it an ideal choice for first-time buyers seeking a home that is ready to move into.

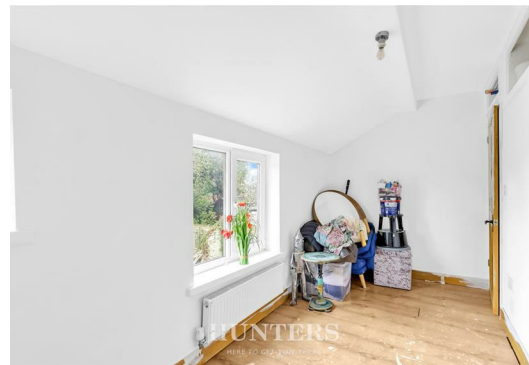
One of the standout features of this property is the outbuilding, which includes a convenient WC, providing additional space and functionality. The cottage's inviting atmosphere is complemented by its proximity to local schools and amenities, ensuring that all essential services are within easy reach.

This home offers a perfect blend of traditional charm and modern convenience, making it a wonderful opportunity for those looking to establish themselves in a popular community. With its characterful design and practical layout, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming cottage your new home.

EPC Rated: C

Tenure: Leasehold - 793 years remaining

Ground rent: £0.50 PA





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.

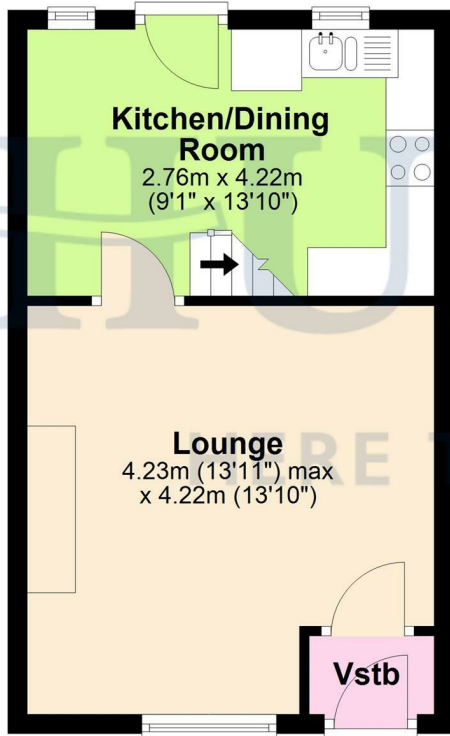
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

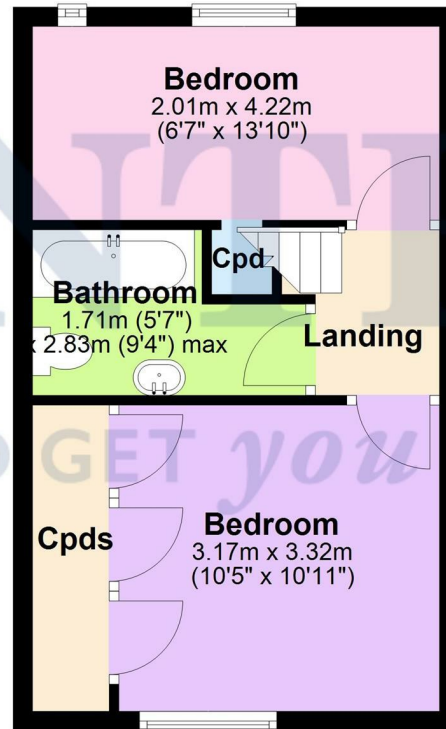
Ground Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



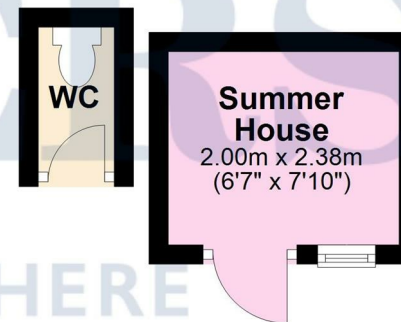
First Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Outbuilding

Approx. 5.9 sq. metres (63.5 sq. feet)



Total area: approx. 65.8 sq. metres (707.7 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.



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