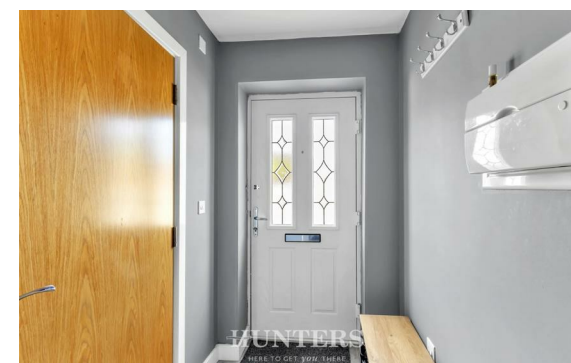




Woburn Green, Middleton M24

- SITUATED ON A LARGE PLOT
- DRIVEWAY FOR AMPLE VEHICLES
 - DOWNSTAIRS WC
 - COUNCIL TAX BAND B
 - POPULAR LOCATION
- POTENTIAL TO EXTEND FURTHER
 - THREE BEDROOMS
 - TURNKEY PROPERTY
 - EPC RATED B
- PLEASE CALL TO ARRANGE A VIEWING

Asking Price £240,000

HUNTERS®
HERE TO GET *you* THERE

LARGE PLOT. Located on Woburn Green, Middleton, this delightful semi-detached house offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is its generous plot, which boasts a spacious rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from ample parking, accommodating multiple vehicles with ease. For those looking to expand their living space, there is significant potential to extend further, making this an excellent investment for the future.

The property is presented as a turnkey home, meaning it is ready for you to move in without the need for immediate renovations or repairs. Additionally, the convenient downstairs WC adds to the practicality of the layout, ensuring that everyday living is both comfortable and functional.

In summary, this semi-detached house in Woburn Green is a wonderful opportunity for anyone seeking a well-located, spacious home with the added benefits of a large garden and parking. Don't miss the chance to make this property your own.

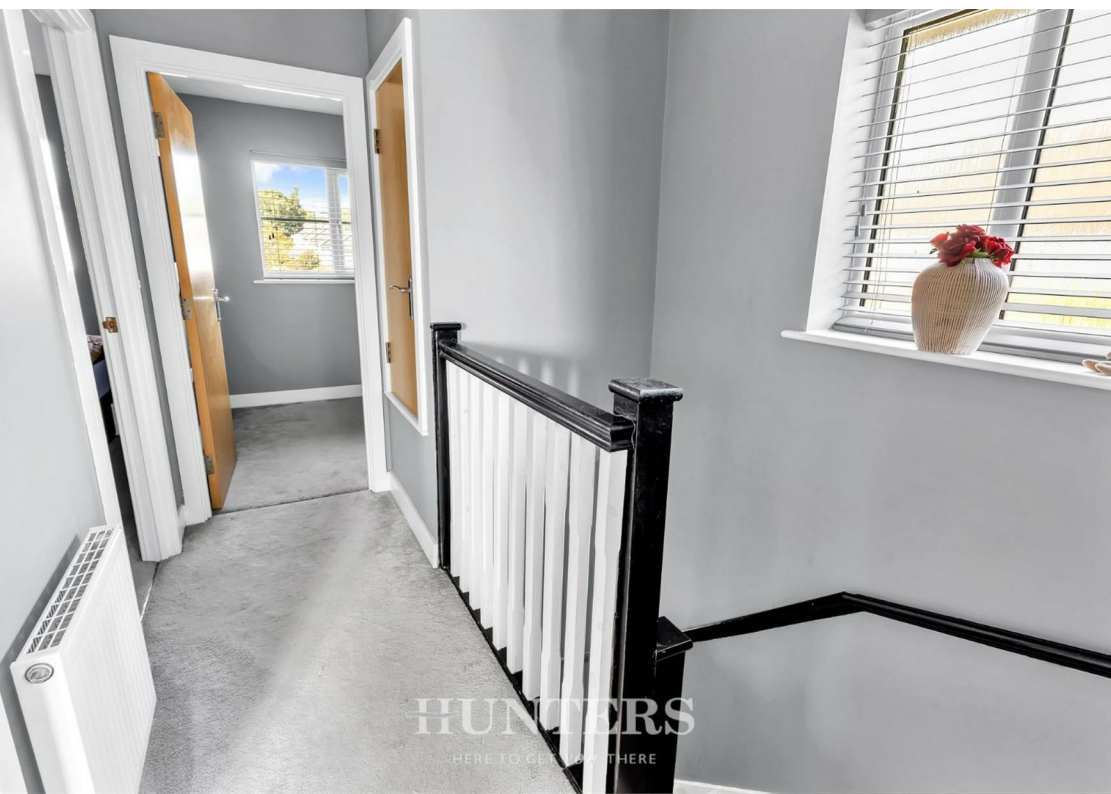
Tenure: Leasehold - 989 years remaining

Ground rent: £131.95 PA

EPC Rated: B

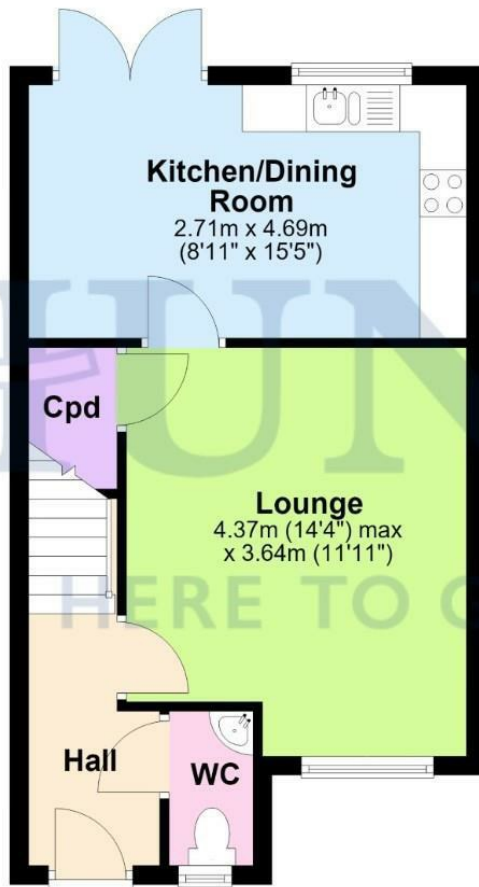
Council tax band: B





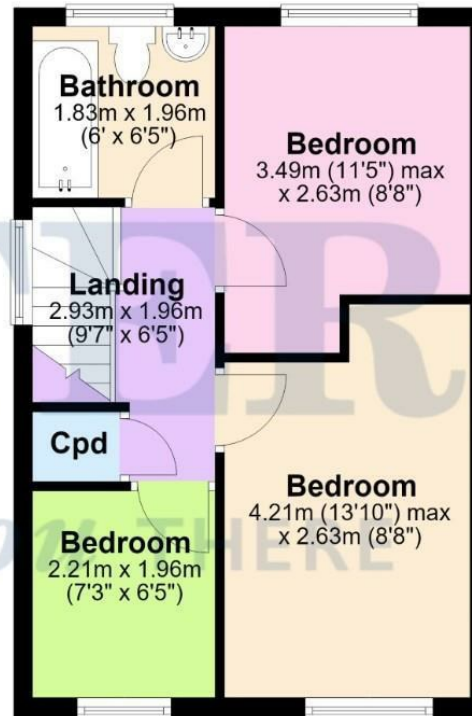
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 70.0 sq. metres (753.4 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) A		94
(81-91) B	81	
(69-80) C		
(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

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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