Martindale Crescent, Middleton, Manchester, M24

- FREEHOLD
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- POPULAR LOCATION
- CLOSE TO MOTORWAY LINKS
- NO CHAIN
- DOWNSTAIRS WC
- OFF ROAD PARKING FOR AMPLE VEHICLES
- COUNCIL TAX BAND B
- PLEASE CALL TO ARRANGE A VIEWING

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Asking Price £200,000

FREEHOLD & NO CHAIN. Located in the popular area of Martindale Crescent, Middleton, Manchester, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property is sold with the added benefit of no chain, ensuring a smooth and swift transaction, and it is offered as a freehold, providing you with complete ownership and flexibility.

Inside, the home boasts two generously sized double bedrooms, perfect for accommodating family or guests. The layout is practical and inviting, featuring a comfortable reception room that serves as an ideal space for relaxation or entertaining. Additionally, the property includes a convenient downstairs WC, enhancing the functionality of the living space.

For those with vehicles, you will appreciate the ample parking available, making it easy for you and your guests to come and go without hassle. The spacious rear garden is a standout feature, providing a wonderful outdoor retreat for gardening, play, or simply enjoying the fresh air.

This property is a true gem in a sought-after location, combining comfort, convenience, and outdoor space. Do not miss the chance to make this delightful house your new home.

EPC: B
Tenure: Freehold
Council tax band: B

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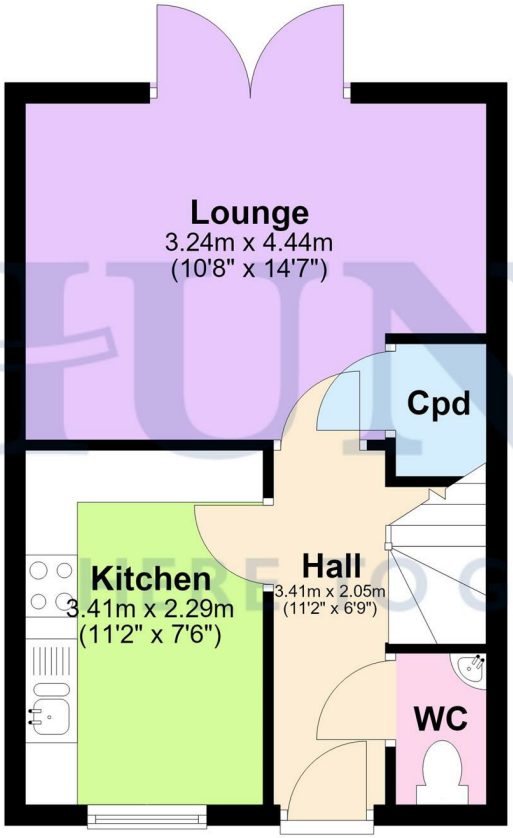
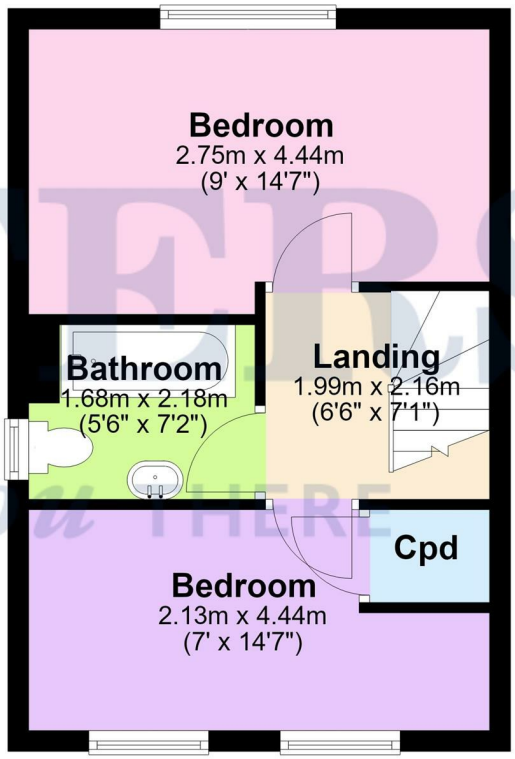
Ground Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)

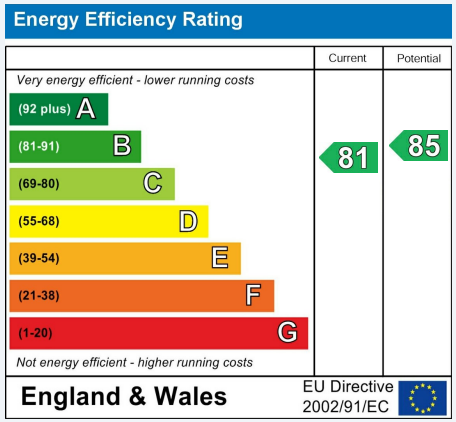


Total area: approx. 60.0 sq. metres (645.6 sq. feet)

Disclaimer - This flooplan 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.



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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The Property Ombudsman