



Nowell Court, Middleton, Manchester

- NO CHAIN
- CLOSE TO MIDDLETON TOWN CENTRE
- GARAGE
- CLOSE TO TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS
- TWO DOUBLE BEDROOMS
- WELL KEPT COMMUNAL AREA'S
- COUNCIL TAX BAND A

Asking Price £115,000

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NO CHAIN flat located in the desirable Nowell Court, nestled in the heart of Middleton, Manchester. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, investors, or those seeking a low-maintenance lifestyle.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The room is bathed in natural light, creating a bright atmosphere that enhances the overall appeal of the flat.

The property boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. These spaces are versatile and can easily accommodate various furniture arrangements, catering to your personal style and needs.

Situated in Middleton, this property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected by public transport, making it convenient for commuting to Manchester city centre and beyond.

In summary, this flat in Nowell Court presents an excellent opportunity for those looking to settle in a popular community. With its appealing layout and prime location, it is a property not to be missed.

EPC: TBC
Tenure: Leasehold
Council Tax Band: A





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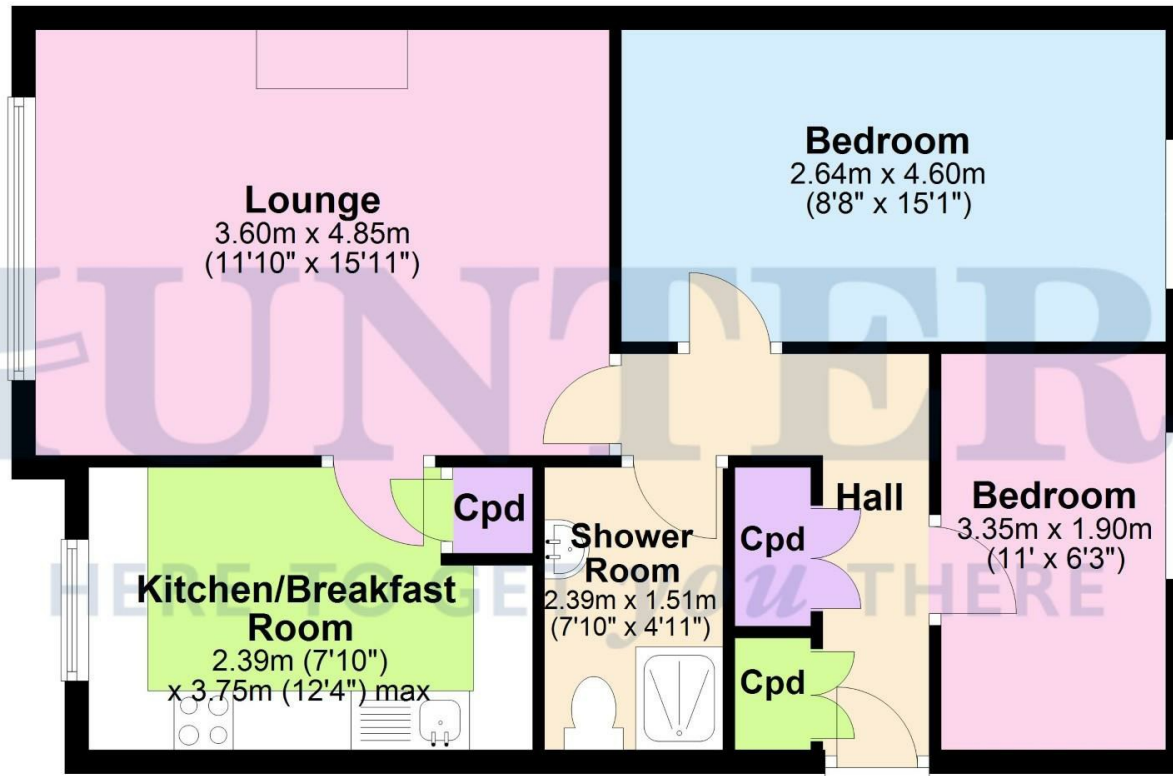
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Second Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



Total area: approx. 57.0 sq. metres (613.8 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) A		
(81-91) B		
(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

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