



## Stakehill Lane, Middleton, Manchester, M24

- NO CHAIN
- PERFECT FOR FIRST TIME BUYERS
- IN NEED OF MODERNISATION
- EPC RATED D
- SOUGHT AFTER LOCATION
- REAR VIEWS OVERLOOKING FIELDS
- TWO BED END TERRACE COTTAGE
- FRONT AND REAR GARDEN
- COUNCIL TAX BAND B
- VIEWING RECOMMEND!

**Asking Price £175,000**



**NO CHAIN.** Welcome to this charming end terrace cottage located on Stakehill Lane in Middleton, Manchester. This delightful property features one reception room and two well-proportioned bedrooms, making it an ideal choice for small families or first-time buyers.

The cottage is in need of modernisation, presenting a wonderful opportunity for those looking to put their own stamp on a home, you can transform this space into a contemporary haven.

One of the standout features of this property is the rear garden, which offers picturesque views overlooking fields. This serene setting provides a perfect escape from the hustle and bustle of daily life, allowing you to enjoy the beauty of nature right from your own home.

With its potential and lovely surroundings, it is a property that should not be missed. Come and explore the possibilities that await you in this delightful home.

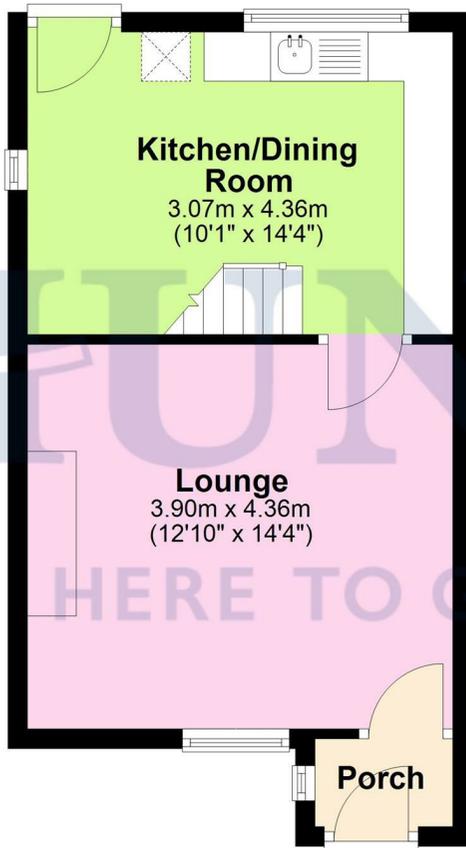
Tenure: Leasehold  
837 Years Remaining  
Ground rent: £1.88 PA  
Council tax: B  
EPC Rated: D





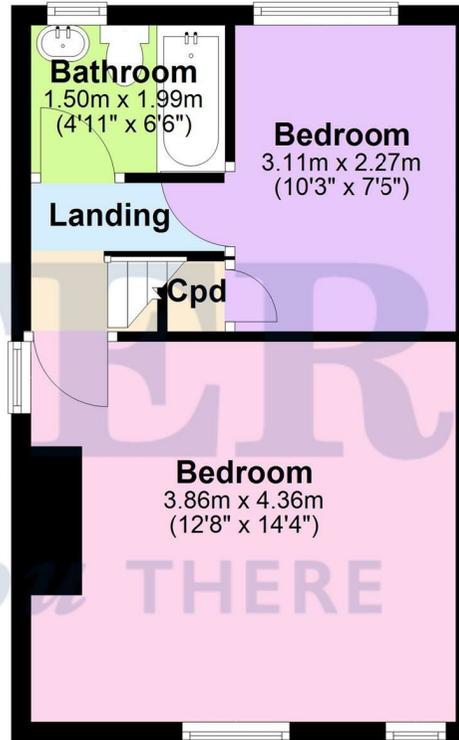
## Ground Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



Total area: approx. 63.1 sq. metres (679.2 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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