



River View, Waters Edge, Middleton M24

- NO CHAIN
- RIVER VIEWS
- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS OR BUYERS LOOKING TO DOWNSIZE
- SECOND FLOOR APARTMENT WITH LIFT ACCESS
 - ALLOCATED PARKING
 - TWO DOUBLE BEDROOMS
- CLOSE TO MIDDLETON TOWN CENTRE

Price - £145,000

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HERE TO GET *you* THERE

Hunters are proud to present this beautifully maintained and generously proportioned second floor apartment, perfectly positioned within the highly desirable River View development at Waters Edge. Located just a short distance from Middleton town centre, this impressive apartment is offered with no onward chain, making it an ideal opportunity for first time buyers, downsizers, or anyone seeking stylish and low maintenance living in a sought after location.

One of the standout features of this apartment is its river facing aspect, which provides a peaceful back drop.

From the moment you enter, you're welcomed by an inviting communal foyer that leads to the apartment's private entrance hallway. Inside, the home opens into a bright and spacious lounge and dining area, bathed in natural light and offering a warm, open plan space ideal for both relaxing and entertaining. The kitchen is thoughtfully designed with both functionality and style in mind. It offers plenty of storage and workspace.

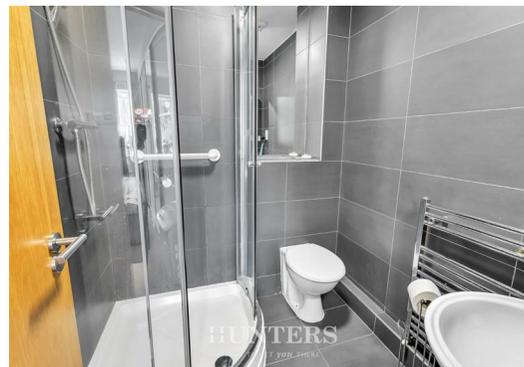
There are two large double bedrooms, each offering excellent space and flexibility. The master bedroom benefits from its own en-suite bathroom, while the second bedroom is equally generous in size. Completing the interior is a modern main bathroom, featuring a WC, hand wash basin, and a shower over the bath.

Adding to the property's appeal is the convenience of lift access to all floors, ensuring easy accessibility for every resident. The apartment includes an allocated parking space, with additional visitor parking available for guests. Residents can also enjoy the well maintained communal gardens, offering a pleasant outdoor space.

Set within the peaceful Waters Edge development just off Greengate, this property offers superb access to Middleton town centre. A wide range of shops, supermarkets, and convenient public transport links are close by, providing easy connections to Manchester, Oldham, and Rochdale.

With its generous layout, river views, modern finish, and superb location, this apartment must be viewed to be fully appreciated.

Tenure: Leasehold – 984 years remaining
Ground Rent: £0
Service Charge £1,341.24 per year
EPC Rating: B





Second Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



Total area: approx. 67.1 sq. metres (722.5 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	82	82
(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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