



## Grey Street, Middleton, Manchester

- NO CHAIN
- SHORT WALK INTO MIDDLETON
- OPEN PLAN GROUND FLOOR
- EPC RATED C
- LOW MAINTENACE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- QUIET LOCATION

**Asking Price £175,000**

**HUNTERS®**

HERE TO GET *you* THERE

**NO CHAIN.** Hunters are pleased to offer this two double bedroom terraced home, ideally located on the ever-popular Grey Street in Middleton. An excellent choice for first-time buyers, investors, or those seeking to downsize, the property offers a perfect balance of comfort, style, and convenience.

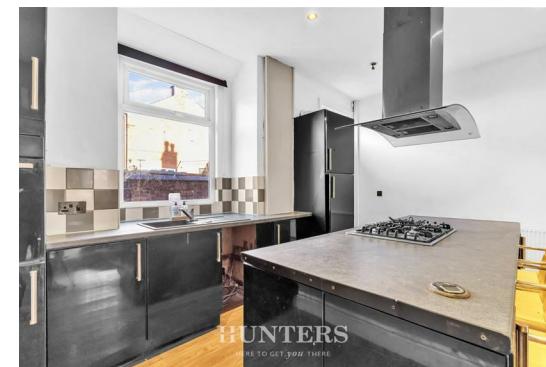
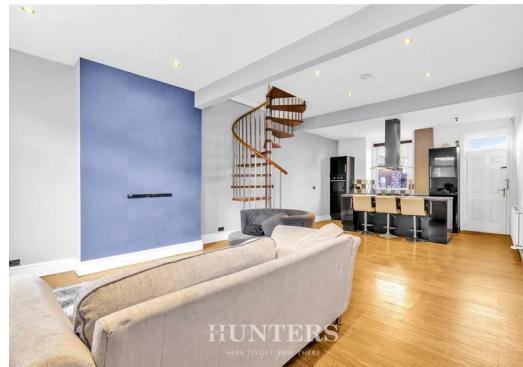
Upon entering, you are welcomed into a spacious, open-plan lounge and kitchen on the ground floor, filled with natural light from the large front-facing window, creating a bright and inviting living space. The kitchen/diner is thoughtfully designed with integrated appliances, a breakfast table, and direct access to the private, paved rear garden—an attractive, low-maintenance outdoor area ideal for relaxing or entertaining.

The first floor comprises two generously sized double bedrooms, each offering a calm and comfortable retreat. Completing the accommodation is a well-appointed family bathroom, featuring a corner shower, separate bathtub, wash basin, and WC, all finished to a good standard.

Conveniently positioned within easy reach of Middleton town centre, the property benefits from a wide range of nearby amenities, including shops, schools, and everyday services. Excellent transport links and close proximity to the motorway network make commuting straightforward and efficient.

Early viewing is highly recommended to fully appreciate all this charming home has to offer. Don't miss the opportunity to make it your own.

- Tenure: Leasehold – Approx. 854 years remaining
  - Ground Rent: TBC
  - Council Tax Band: A
    - EPC Rating: C





## Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 83.4 sq. metres (898.2 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) A		
(81-91) B		
(69-80) C	72	80
(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.

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:  
northmanchester@hunters.com <https://www.hunters.com>