

## Grey Street, Middleton, Manchester

- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO MIDDLETON TOWN CENTRE
  - QUIET LOCATION
- CLOSE TO LOCAL AMENITIES
- OPEN PLAN KITCHEN DINING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
  - LOW MAINTENANCE REAR GARDEN
  - COUNCIL TAX BAND A

**Asking Price £185,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are delighted to present this beautifully maintained two double bedroom end-terraced home, ideally situated on the popular Grey Street in Middleton. Perfectly suited for first-time buyers, investors, or those looking to downsize, this property blends comfort, style, and convenience.

Step inside and you're welcomed by a spacious, light filled lounge, a perfect setting for relaxing or entertaining. The large front window allows natural light to flood the room, creating a warm and inviting atmosphere. This flows effortlessly into the well appointed kitchen/dining area, complete with ample under stairs storage, integrated appliances, and direct access to the private rear garden. The garden itself is a low-maintenance space featuring artificial grass – ideal for year-round enjoyment with minimal upkeep.

Upstairs, the home offers two generously proportioned double bedrooms, each providing a peaceful and comfortable retreat. A modern family bathroom completes the first floor, equipped with a mains-powered shower over the bath, hand wash basin, and WC, all finished to a high standard.

Situated just a short distance from Middleton town centre, this home enjoys excellent access to a wide range of local amenities, including shops, schools, and essential services. With strong transport links and proximity to the motorway network, commuting to surrounding areas is both quick and convenient.

Viewings are highly recommended to fully appreciate what this lovely home has to offer. Don't miss your chance to make it yours!

- Tenure: Leasehold – Approx. 855 years remaining
- Ground Rent: £5 per annum
- Council Tax Band: A
- EPC Rating: TBC



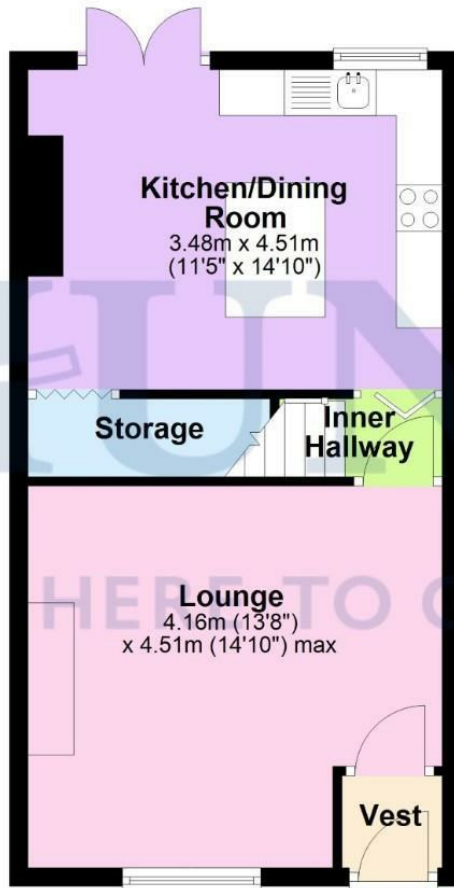






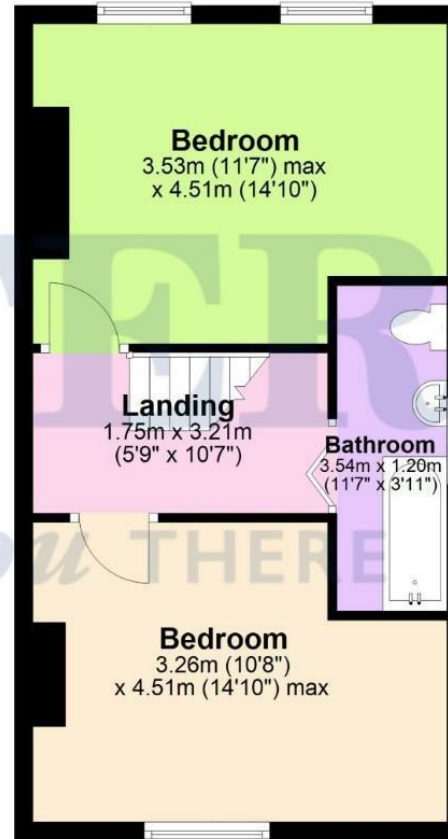
## Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



## First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 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.

## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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

## 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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