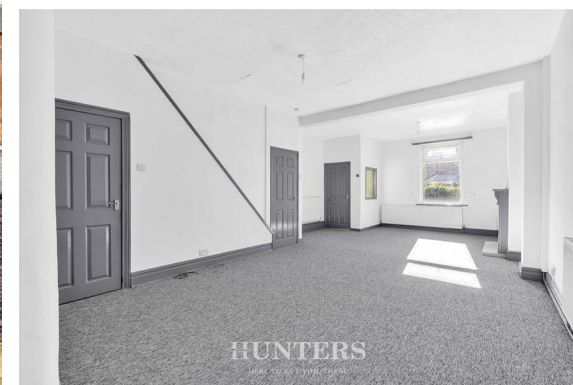




Manchester Old Road, Middleton, Manchester, M24

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- CLOSE TO MOTORWAY LINKS
- COUNCIL TAX BAND A
- EASY ACCESS INTO MANCHESTER
- FREEHOLD
- SPACIOUS PROPERTY
- EPC RATED D
- CLOSE TO HEATON PARK
- PLEASE CALL TO ARRANGE A VIEWING

Asking Price £185,000



NO CHAIN & FREEHOLD. Located on Manchester Old Road in Middleton, this charming mid-terrace house presents an excellent opportunity for both investors and first-time buyers.

The property boasts three generously sized bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

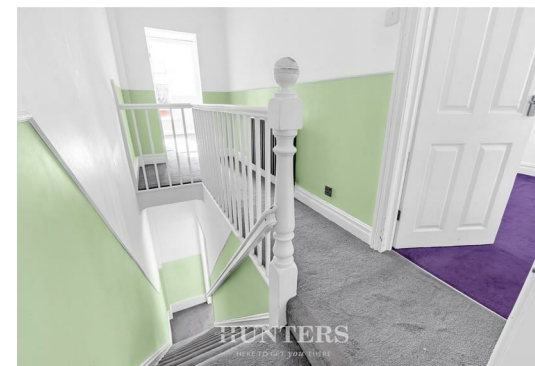
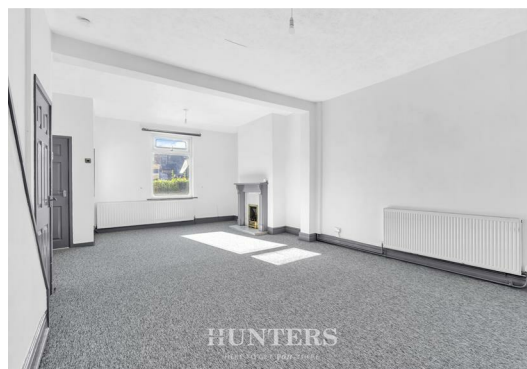
As you step inside, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The layout of the home is designed for comfort and practicality, making it an ideal choice for modern living.

One of the standout features of this property is that it is sold with the added benefit of no chain, allowing for a smooth and efficient purchase process. Additionally, being a freehold property offers you greater control and flexibility over your investment.

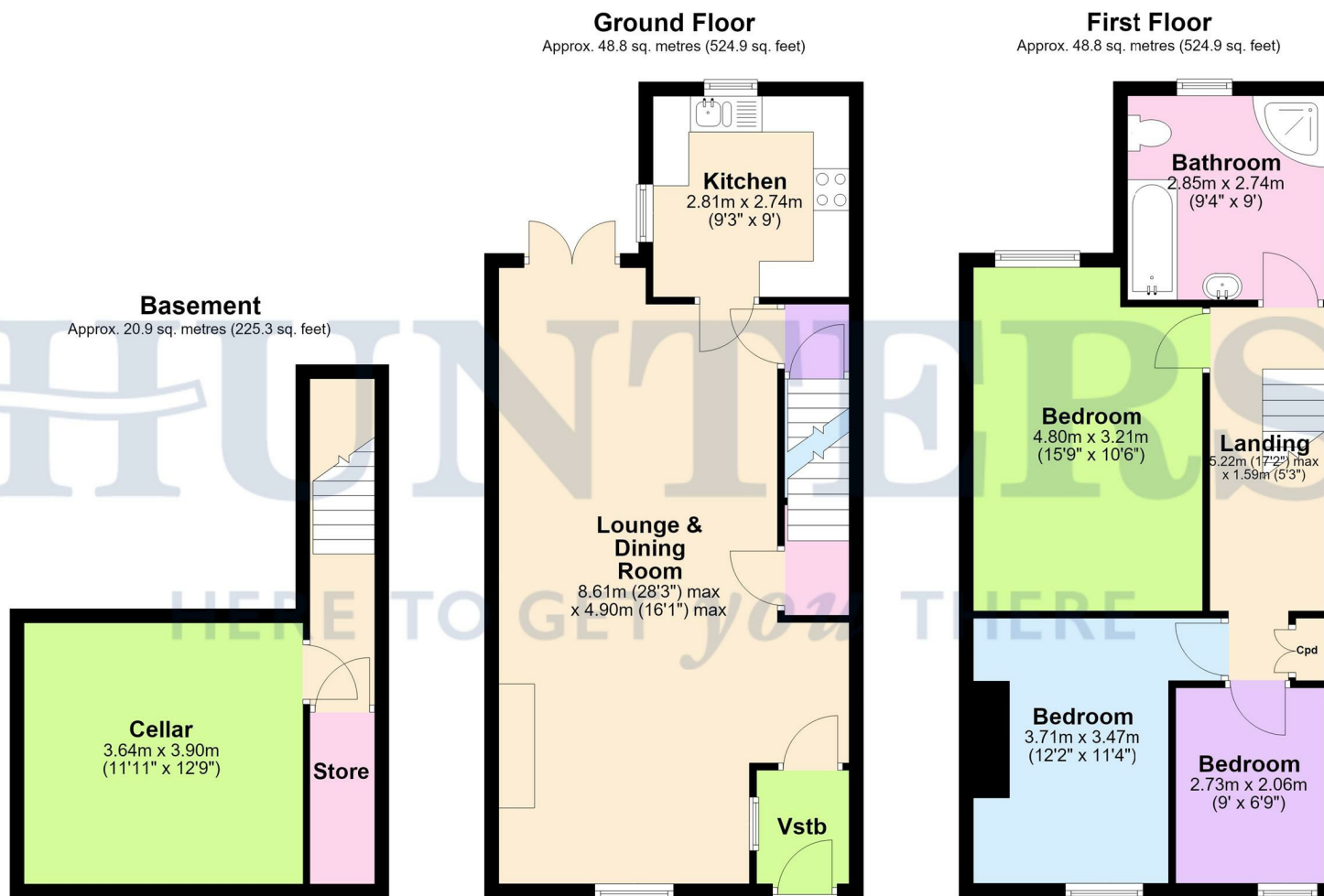
Conveniently located, this home is in close proximity to motorway links, ensuring easy access to surrounding areas and beyond. For those who enjoy outdoor activities, Heaton Park is just a stone's throw away, providing a perfect setting for leisurely walks, picnics, and recreational pursuits.

In summary, this spacious three-bedroom mid-terrace house on Manchester Old Road is a fantastic opportunity for anyone looking to make a wise investment or find their first home. With its desirable location and practical features, it is sure to attract considerable interest. Don't miss your chance to view this delightful property.

Tenure: Freehold
EPC Rated: D
Council tax band: A



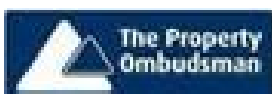




Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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		84
(69-80) C		
(55-68) D	68	
(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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