

## Great Arbor Way, Middleton

- FREEHOLD
- IDEAL FIRST HOME
- CLOSE TO LOCAL AMENITIES
- EXCELLENT OPPORTUNITY

- NO CHAIN
- RESIDENT PARKING
- COUNCIL TAX BAND - A
- THREE BEDROOMS

**Asking Price £150,000**

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



Hunters are delighted to present this three-bedroom mid-terrace home on Great Arbor Way, Middleton – offered with NO ONWARD CHAIN. An excellent opportunity for first-time buyers or investors, this property is attractively priced and ideally suited to those looking for a home with renovation potential.

Situated in a sought-after location close to Middleton Town Centre, the home offers convenient access to a wide range of amenities, including shops, schools, restaurants, and essential services. Excellent transport links, including nearby major roads and the motorway network, provide easy commuting to surrounding areas.

Upon entry, you're welcomed into a spacious kitchen/dining area, which leads through to a generously sized lounge with direct access to the rear garden – ideal for relaxation or entertaining.

Upstairs, the property features two well-proportioned double bedrooms and a versatile third bedroom, perfect for use as a home office or nursery. A family bathroom completes the first floor, fitted with a WC, shower, and hand wash basin.

This property represents a fantastic opportunity in a prime location and is not to be missed.

Tenure: FREEHOLD  
EPC Rating: C  
Council Tax Band: A

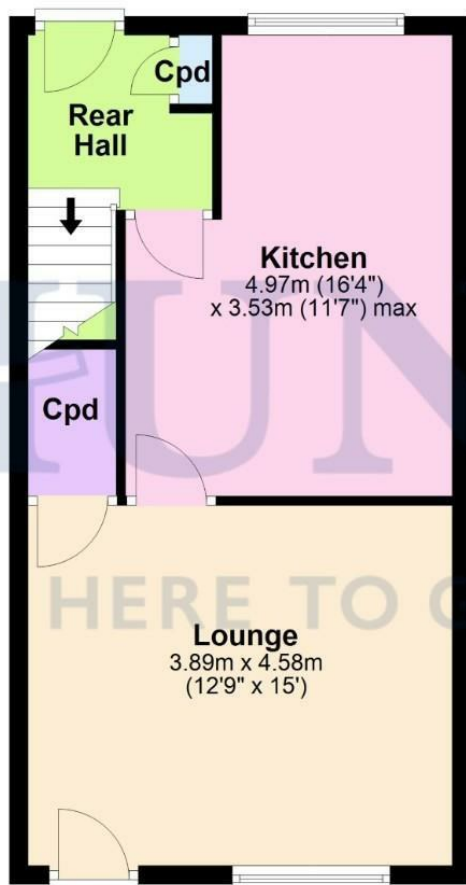






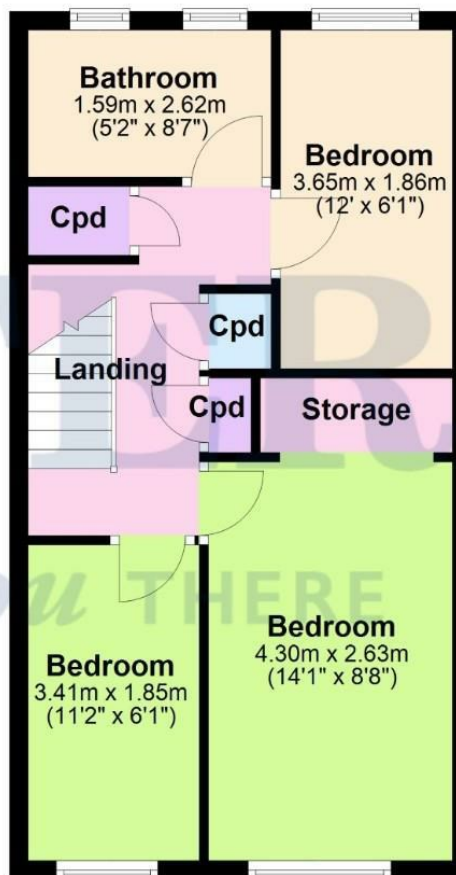
## Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 82.0 sq. metres (883.0 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>		<b>87</b>
(69-80) <b>C</b>	<b>69</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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>