



## Easby Road, Middleton M24

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- OFF ROAD PARKING
- CONSERVATORY
- EPC - D
- FREEHOLD
- SPACIOUS AND WELL KEPT THROUGHOUT
- GOOD SIZED GARDEN TO THE REAR
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND - A

Asking Price £195,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



Hunters are proud to bring to market this spacious and well kept two bedroom terraced home, located on the quiet and popular Easby Road in Middleton.

Tucked away in a peaceful cul-de-sac, this property offers a fantastic opportunity for first time buyers, young families or investors looking for a home that's both comfortable and conveniently located.

Inside, the house offers generous living space throughout. On the ground floor, you're welcomed into a bright and comfortable lounge that leads through to a well proportioned kitchen/breakfast room. At the rear, a conservatory provides a fantastic extra space that could be used as a second living area, home office, playroom or dining room, all while enjoying views of the garden.

Upstairs, there are two good sized bedrooms, both full of natural light, along with a family bathroom. Everything is ready for you to move in and make it your own.

Outside, the rear garden is a great size and fully enclosed, perfect for outdoor dining, kids' playtime, or simply relaxing in the fresh air. To the front, there's the added bonus of off road parking, always a welcome feature in this popular area.

Easby Road is a quiet and friendly cul-de-sac just off Hollin Lane, with great local amenities nearby. Middleton Town Centre is only a short walk away, offering shops, supermarkets, cafes and regular public transport links to Manchester, Rochdale, and Bury. Families will appreciate the range of nearby schools, including Hollin Primary and Cardinal Langley High. There's also quick access to the M60 and M62, making commuting straightforward.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: A



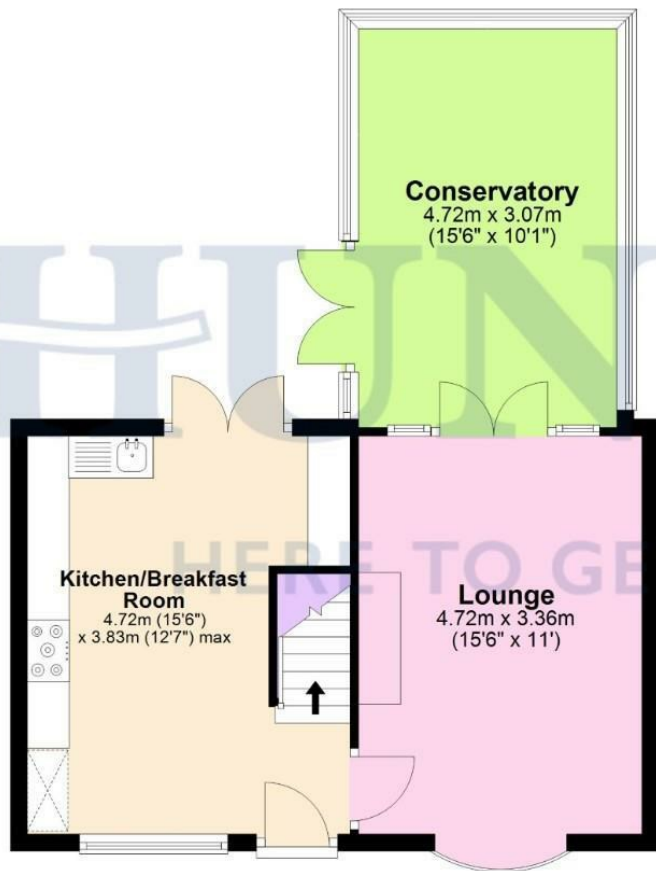






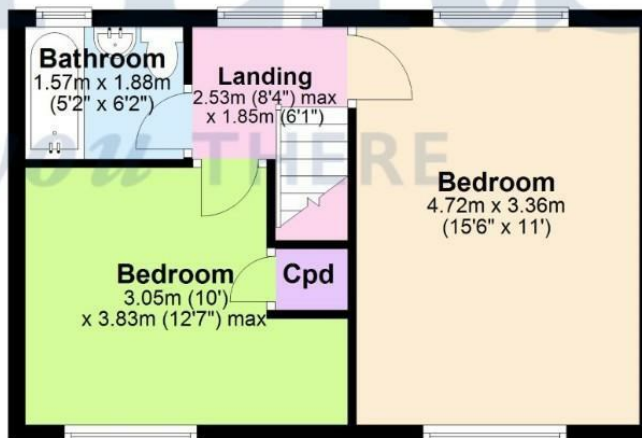
## Ground Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 83.0 sq. metres (893.1 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>		<b>79</b>
(55-68) <b>D</b>	<b>62</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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