



## Littlehills Close, Middleton M24

- NO CHAIN
- SET ON A CUL-DE-SAC
- EXCELLENT LOCATION
- LOW MAINTENANCE REAR GARDEN
  - EPC - C

- FREEHOLD
- IDEAL FOR ALL TYPE BUYERS
  - ALLOCATED PARKING
  - TONNES OF POTENTIAL
  - COUNCIL TAX BAND - A

Asking Price £160,000





Hunters are pleased to present this well maintained two bedroom mid terraced home on Littlehills Close, offered with no onward chain and tucked away in a quiet cul-de-sac within the sought after Archer Park area of Middleton. This property offers an excellent opportunity for first time buyers, downsizers or investors looking to add to their portfolio.

Upon entering, you are welcomed into a a good sized kitchen/dining room, offering ample space for everyday living and dining. To the rear of the property is a bright and comfortable lounge, creating a relaxing space with views over the rear garden and plenty of natural light.

To the first floor, the property offers two well proportioned bedrooms, including a generous main bedroom and a second bedroom that could also be used as a nursery, dressing room or home office. A family bathroom completes the first floor, along with useful built in storage on the landing.

Externally, the property benefits from a neat front approach with allocated parking nearby. To the rear is a private, low maintenance garden, providing an ideal outdoor space for relaxing or entertaining during the warmer months.

Littlehills Close is conveniently located on the outskirts of Middleton, with easy access to local schools, shops and excellent transport links, including the motorway network. Middleton Town Centre is also close by, offering a range of amenities and services.

Viewing is highly recommended to fully appreciate everything this lovely home has to offer.

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







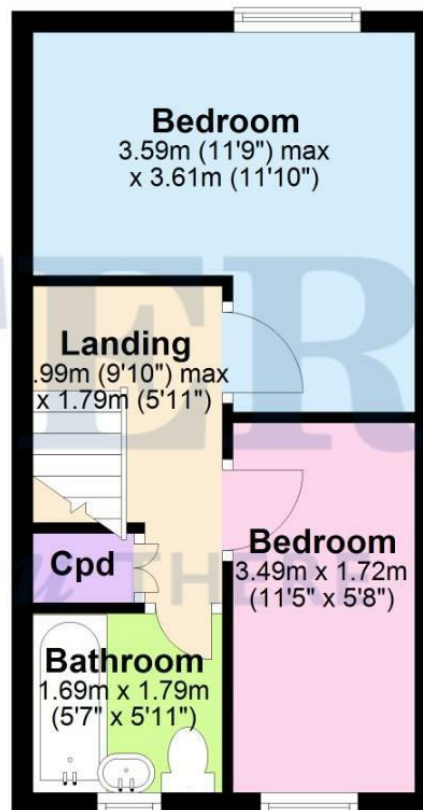
## Ground Floor

Approx. 25.9 sq. metres (279.2 sq. feet)



## First Floor

Approx. 25.9 sq. metres (279.2 sq. feet)



**Total area: approx. 51.9 sq. metres (558.3 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>72</b>               | <b>77</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

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