



Kirkstall Road, Middleton, M24

- NO CHAIN
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- EPC RATED C
- CLOSE TO TRANSPORT LINKS
- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS
- POPULAR LOCATION
- COUNCIL TAX BAND A
- VIEWING RECOMMENDED

Asking Price £190,000

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HERE TO GET *you* THERE

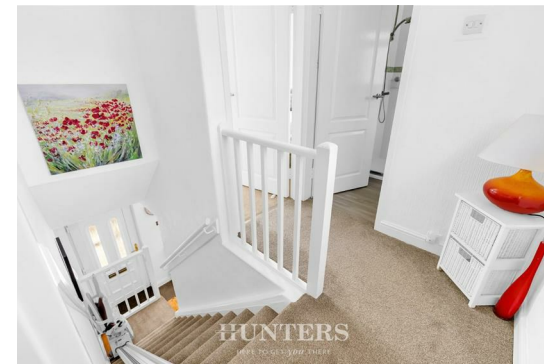
NO CHAIN & FREEHOLD. Welcome to this charming end terrace house located on Kirkstall Road in Middleton, M24. This delightful property is perfect for first-time buyers, being sold with the added advantage of no chain and freehold ownership.

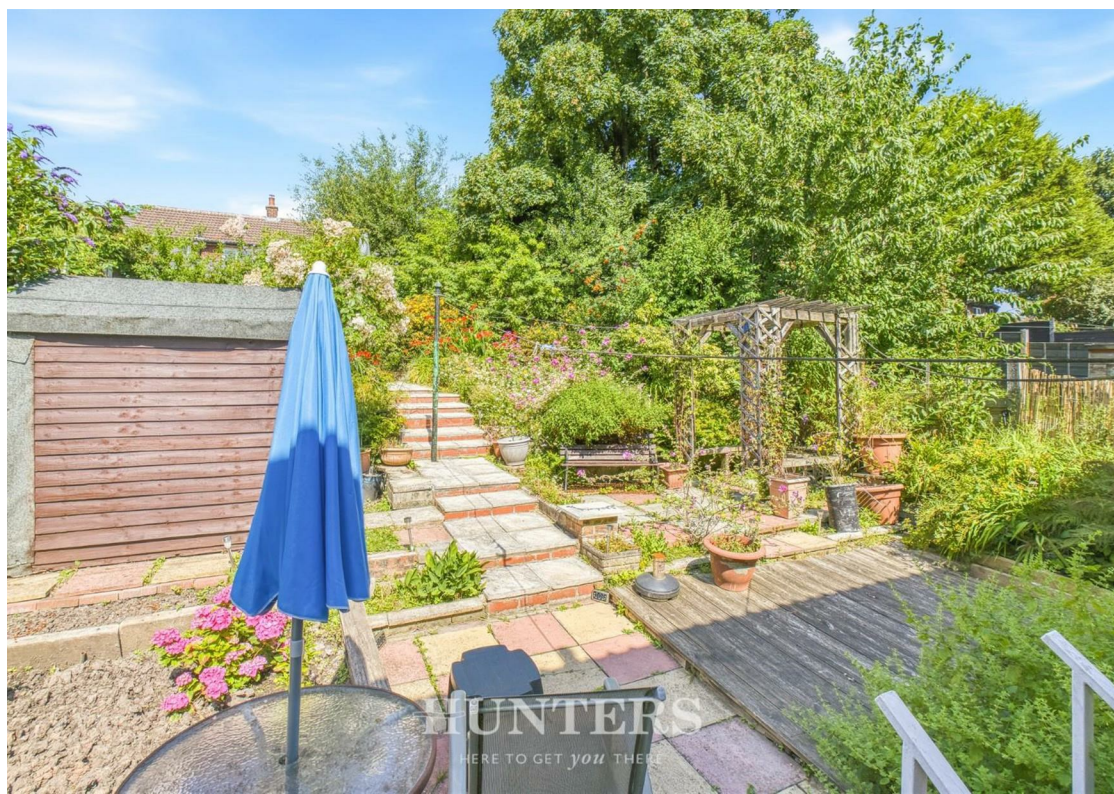
As you step inside, you will find a well-maintained home that is in good condition and ready for you to move into without delay. The property boasts a spacious reception room, ideal for relaxing or entertaining guests. Additionally, there are two generously sized double bedrooms, providing ample space for rest and relaxation.

One of the standout features of this home is the presence of both a front and rear garden, offering a lovely outdoor space for gardening enthusiasts or those who simply enjoy fresh air.

This property presents an excellent opportunity for those looking to establish themselves in a popular community. With its appealing features and convenient location, this end terrace house is sure to attract interest. Don't miss your chance to make it your own!

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





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		
(69-80) C	72	78
(55-68) D		
(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

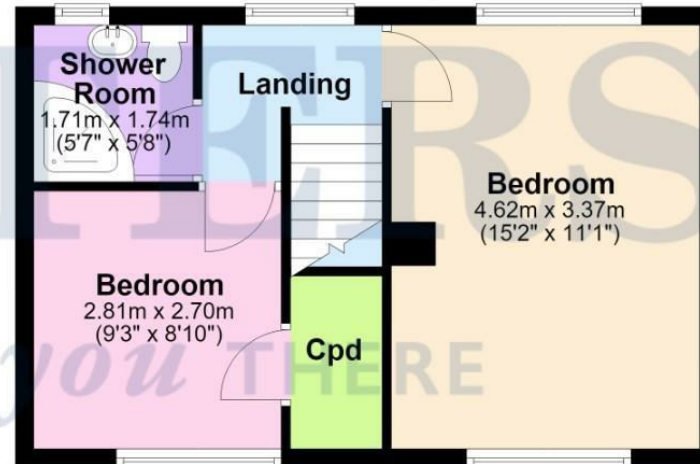
Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 69.7 sq. metres (749.9 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.



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