



Green Street, Middleton, Manchester

- FREEHOLD
- READY TO MOVE INTO
- POPULAR LOCATION
- CLOSE TO MIDDLETON TOWN CENTRE
- COUNCIL TAX BAND A
- CONSERVATORY
- END TERRACE
- IDEAL FOR FIRST TIME BUYERS
- EPC RATED C
- VIEWING RECOMMENDED

Asking Price £200,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to this charming end-terrace house located on Green Street in the heart of Middleton, Manchester. This delightful property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With three spacious bedrooms, it offers ample accommodation for families or those seeking extra space.

The ground floor features a lovely conservatory, providing additional living space that can be enjoyed throughout the year. This versatile area is ideal for a playroom, home office, or simply a tranquil spot to unwind.

The property also benefits from a loft space, offering excellent storage solutions for your belongings, ensuring that your living areas remain clutter-free. The bathroom is conveniently located, serving the needs of the household with ease.

This home is situated in a vibrant community, with local amenities and transport links just a stone's throw away, making it an ideal choice for those looking to enjoy the best of Middleton. With its combination of comfort, practicality, and potential, this end-terrace house is a wonderful opportunity for anyone looking to settle in this charming area. Don't miss the chance to make it your own.

EPC Rated: C
Tenure: Freehold
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		86
(69-80) C	70	
(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. 38.3 sq. metres (412.7 sq. feet)

Conservatory
2.90m x 2.45m
(9'6" x 8')

Kitchen/Dining Room
2.28m x 4.95m
(7'6" x 16'3")

Cpd

Lounge
4.32m (14'2") max
x 4.12m (13'6")

Hall

First Floor

Approx. 29.7 sq. metres (319.5 sq. feet)

Bathroom
1.50m x 2.72m
(4'11" x 8'11")

Bedroom
2.34m (7'8")
x 2.67m (8'9") max

Landing

Cpd

Bedroom
2.64m x 2.18m
(8'8" x 7'2")

Bedroom
3.56m x 2.67m
(11'8" x 8'9")

Outbuilding

Approx. 12.5 sq. metres (134.3 sq. feet)

Second Floor

Approx. 11.4 sq. metres (122.7 sq. feet)

Loft Storage
(access via hatch)
3.26m x 3.50m
(10'8" x 11'6")

Garage
5.00m x 2.50m
(16'5" x 8'2")

Total area: approx. 91.9 sq. metres (989.2 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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