



Elm Street, Middleton, Manchester

- FREEHOLD
- DETACHED GARAGE
- LARGE REAR GARDEN
 - DOWNSTAIRS WC
- CLOSE TO TRAIN STATION
- NO CHAIN
- GREAT LOCATION
- IN NEED OF MODERNISATION
- GENEROUS DRIVEWAY PARKING
- OVER 1000 SQF

Offers In Excess Of £220,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are pleased to bring to the market this 1970's three bed semi detached property located in a desirable location which is ideal for a growing family. This home is in need of some modernisation but offers the scope for potential buyers to put their own stamp on the home.

Conveniently located in a popular residential area, close to good schools, local amenities, and transport links, including Mills Hill Train Station and the motorway network. Manchester city centre is approximately twenty five minutes by car.

Internally the property comprises, entrance hall, spacious lounge area which leads into the dining room and kitchen. From the dining room, there is sliding patio doors which lead to rear garden. To the rear of the property, there is a useful utility room and downstairs WC. The stairs lead up from the hallway to a first floor landing which opens to two double bedrooms, a single bedroom and a family bathroom.

Externally to the front is a small front garden with a long driveway leading on to the garage and rear garden. To the rear of the property is a well-maintained garden with a flagged patio area and large lawn with open aspect offering plenty of space for a growing family.

Tenure: Freehold
Council Tax Band: B

Viewing is highly recommended to truly appreciate the accommodation on offer.





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		85
(69-80)	C		
(55-68)	D	60	
(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

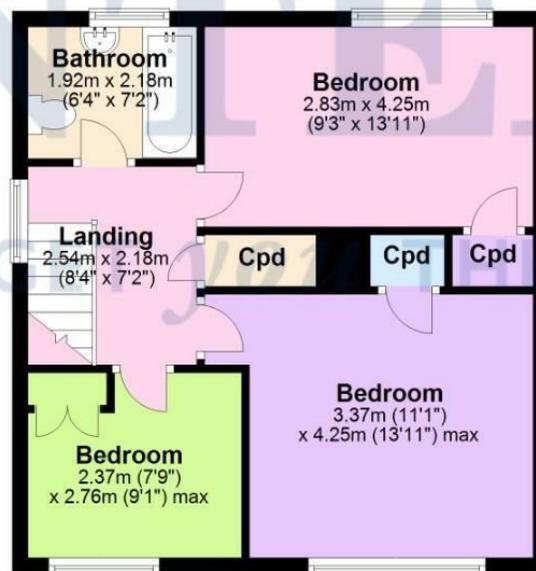
Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Outbuilding

Approx. 11.6 sq. metres (124.9 sq. feet)



Total area: approx. 109.1 sq. metres (1174.3 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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

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