

Durnford Street, Middleton M24

- NO CHAIN
- NEWLY FITTED SHOWER ROOM
- SPACIOUS THROUGHOUT
- MODERN STYLE KITCHEN
- DESIRABLE LOCATION OF MIDDLETON
- CLOSE TO LOCAL AMENITIES
- GOOD SIZED BEDROOMS
- EPC RATING C

Offers In The Region Of £220,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to offer for sale this very well presented three bedroom terraced property which has the added advantage of no onward chain. Located on a popular street of Middleton, this property offers not only ample living space but also unparalleled convenience with its proximity close to Middleton Town Centre, local schools, shops, amenities and efficient transport links including access to the motorway network, making this property ideal for a growing family.

Upon entering, you're welcomed by an inviting spacious entrance hallway, setting the tone for the property's warm and welcoming ambiance. Leading into the spacious open plan lounge and dining area illuminated by a bay window that provides the space with plenty of natural light. An additional reception room, currently repurposed as a home gym and a modern kitchen, complete with integrated appliances, granting convenient access to the well maintained rear yard. The upper floor reveals two generously sized double bedrooms along with a third bedroom boasting ample proportions to accommodate a child's bedroom or an office space and a recently installed modern shower room.

To the rear of the property lies a meticulously maintained flagged area. To the front, there is parking available on the street.

Early viewing is recommended as this property is certainly not one to be missed.

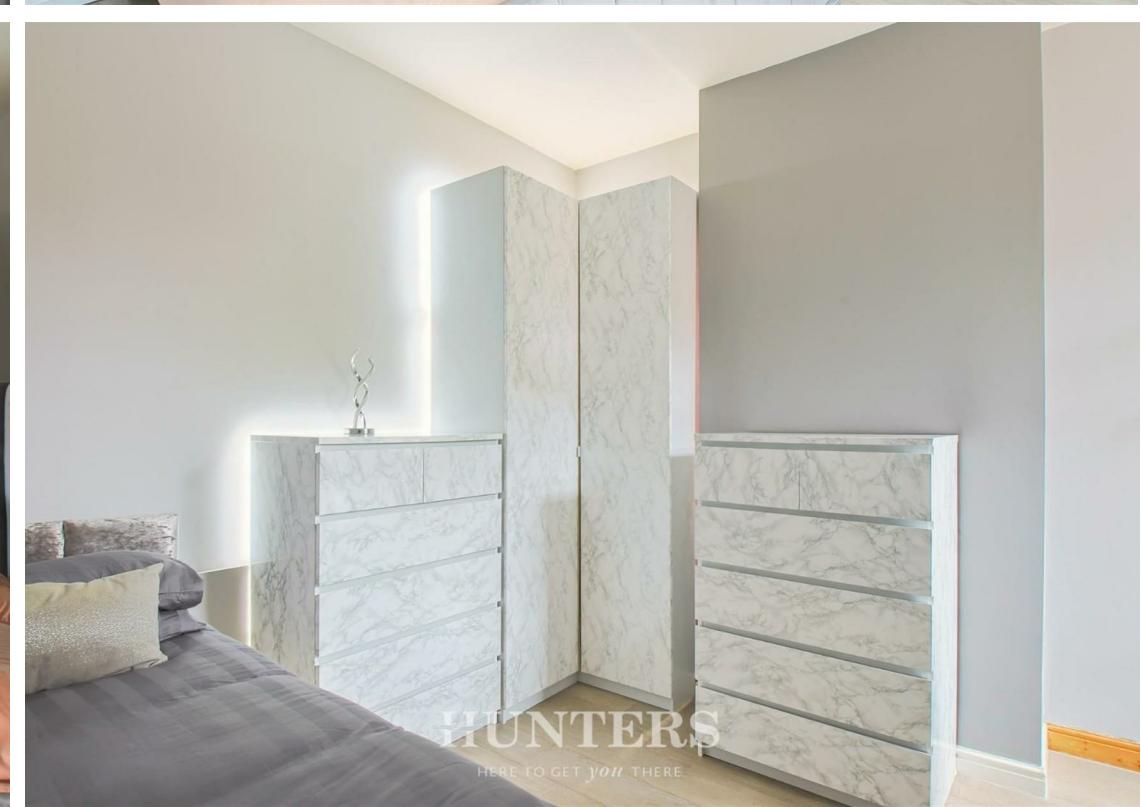
Tenure: Leasehold - 872 years remaining

Ground Rent: £4 per annum.

Council Tax Band: B

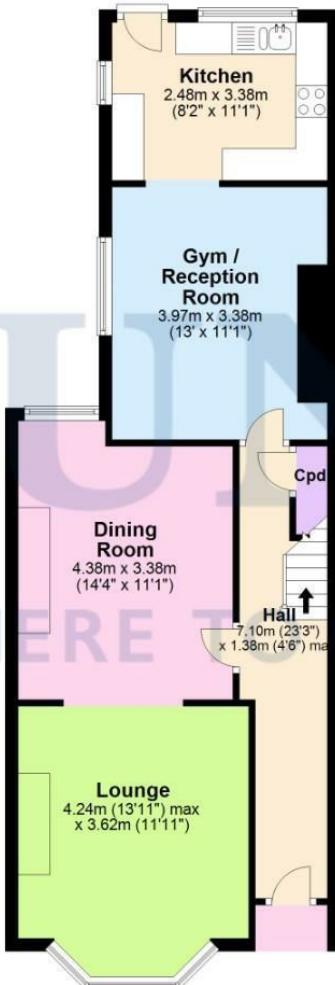
EPC Rating: C





Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



Total area: approx. 111.7 sq. metres (1202.8 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.

First Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



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	86	
(81-91) B	75	
(69-80) C		
(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.

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