

Morton Street, Middleton M24

- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO MIDDLETON TOWN CENTRE
- THREE GOOD SIZED BEDROOMS
- SPACIOUS DINING ROOM
- EXCELLENT TRANSPORT LINKS
- WELL PRESENTED THROUGHOUT
- FAMILY BATHROOM
- COUNCIL TAX BAND - A

Offers Over £170,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are pleased to present this inviting three bedroom mid terraced home on Morton Street, Middleton, offering an excellent opportunity for first time buyers, investors, or those looking to downsize. This property combines comfort with practicality, making it an appealing option in today's market.

Upon entry, you're greeted by a bright and spacious lounge area, enhanced by abundant natural light that creates a welcoming atmosphere, ideal for relaxation or gatherings. The layout flows effortlessly into a generous dining room with French doors providing direct access to a paved rear garden, and a well equipped kitchen, complete with ample storage.

Upstairs, the landing opens up to two double sized bedrooms and a versatile third bedroom, perfect for a child's bedroom, guest room or office space. The family bathroom features a WC, a shower over the bath and a hand wash basin, providing convenience and functionality.

The low maintenance rear garden offers a neat, paved outdoor space, perfect for those seeking an easy care area to enjoy.

This property benefits from its proximity to Middleton town centre, putting a range of amenities, schools, and services within easy reach. With excellent transport links, including nearby motorway access, commuting is straightforward.

Viewing is highly recommended to fully experience this charming home. Don't miss the chance to make it yours!

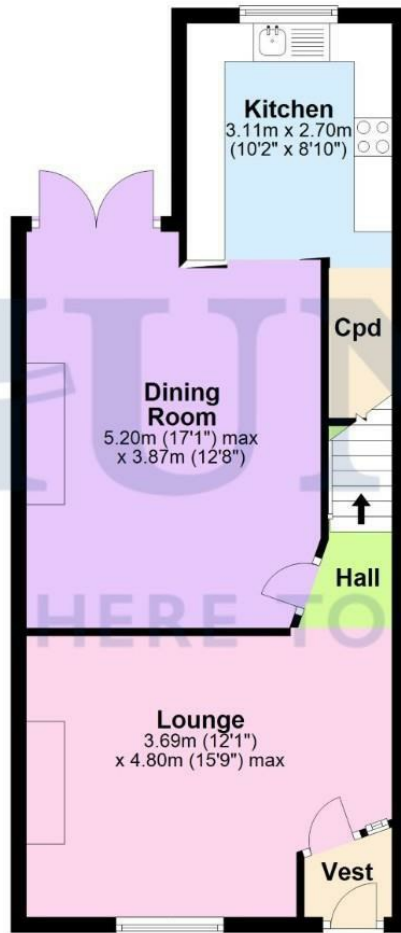
Tenure: Leasehold
Ground Rent: £1.11 PA
EPC Rating: D
Council Tax Band: A





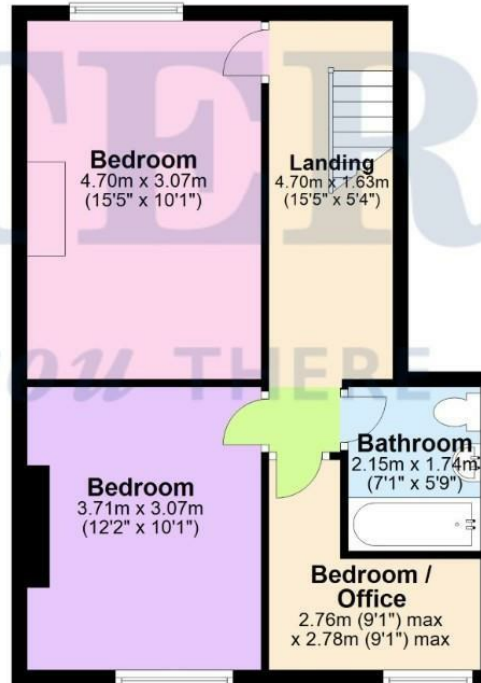
Ground Floor

Approx. 50.6 sq. metres (544.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)




Total area: approx. 95.7 sq. metres (1030.4 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.

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		79
(69-80) C		
(55-68) D	64	
(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

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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