



Gatesgarth Road, Middleton, Manchester

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- EPC RATED C
- COUNCIL TAX BAND A
- CLOSE TO LOCAL SCHOOLS
- READY TO MOVE INTO
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- QUIET RESIDENTIAL AREA
- VIEWING RECOMMENDED

Asking Price £140,000

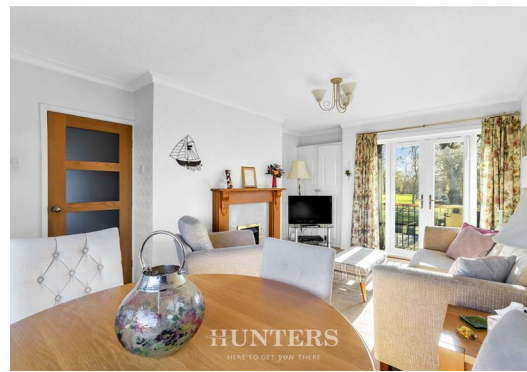


Hunters are delighted to market this charming maisonette located on Gatesgarth Road in the desirable area of Middleton, Manchester. This delightful property features a well proportioned reception room, perfect for both relaxation and entertaining guests. With two comfortable bedrooms, this home is ideal for small families, couples or individuals seeking extra space.

The maisonette boasts a modern bathroom, ensuring convenience and comfort for its residents. One of the standout features of this property is the availability of off road parking, providing a secure and hassle free solution for your vehicle.

Situated in a friendly neighbourhood, this home offers easy access to local amenities, schools, and parks, making it a wonderful place to live. Whether you are looking to invest or find your next home, this property presents an excellent opportunity. Do not miss the chance to view this lovely maisonette and experience all it has to offer.

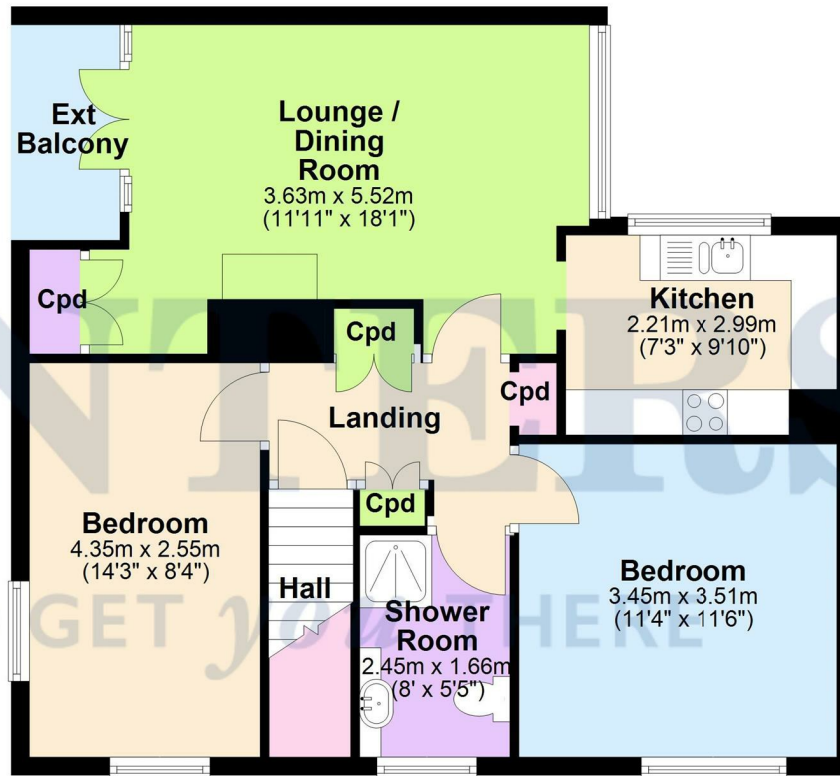
EPC Rated: C
Council Tax Band: A
Tenure: Leasehold
Service Charge: £804





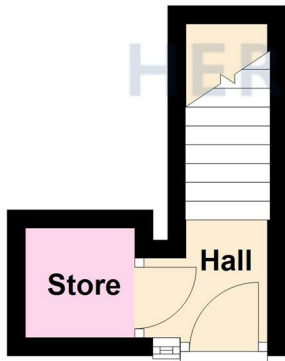
First Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Ground Floor

Approx. 5.1 sq. metres (54.6 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 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.

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	76	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

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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