



Morton Street, Middleton, M24 6AY

- NO CHAIN
- NICELY PRESENTED
- CLOSE TO MIDDLETON TOWN CENTRE
- MODERN STYLE KITCHEN
- PLENTIFUL OFF ROAD PARKING
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS AND LANDLORDS
- EPC RATING C

Offers In Excess Of £175,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this well presented three bedroom semi detached house which has the additional benefit of having no onward chain. Set on a corner plot with ample off road parking, this property requires some improvements but offers excellent potential and is ideal for first time buyers or landlords looking to add to their portfolio.

Morton Street is well served by a good range of local schools, amenities and offers easy access to Manchester, Heywood, Middleton and Rochdale centres. The M60/M62 is just a few minutes drive away.

This property briefly comprises; good sized entrance hallway leading into the spacious lounge with multi fuel log burner, open plan modern kitchen with granite worktops/dining area with french doors to the rear private garden. To the first floor from the landing, there are three bedrooms and a family bathroom.

Externally, there is a good sized patio area with lawned garden and to the front is off road parking accessed by double gates.

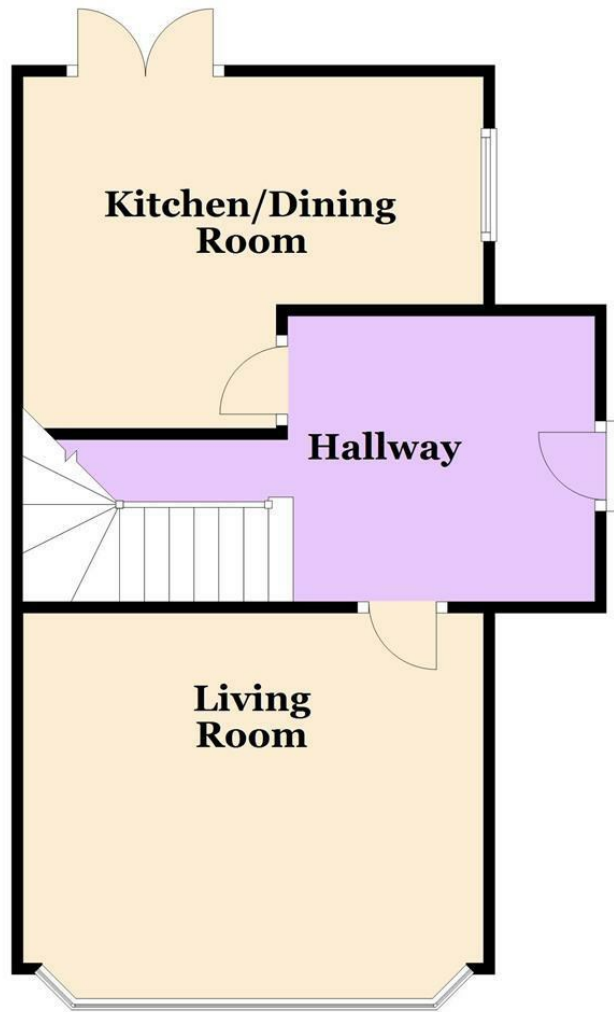
Tenure: Leasehold – 914 years remaining
Ground Rent: £6.00 per annum
Council Tax Band: A
EPC Rating: C

Early viewing is recommended.

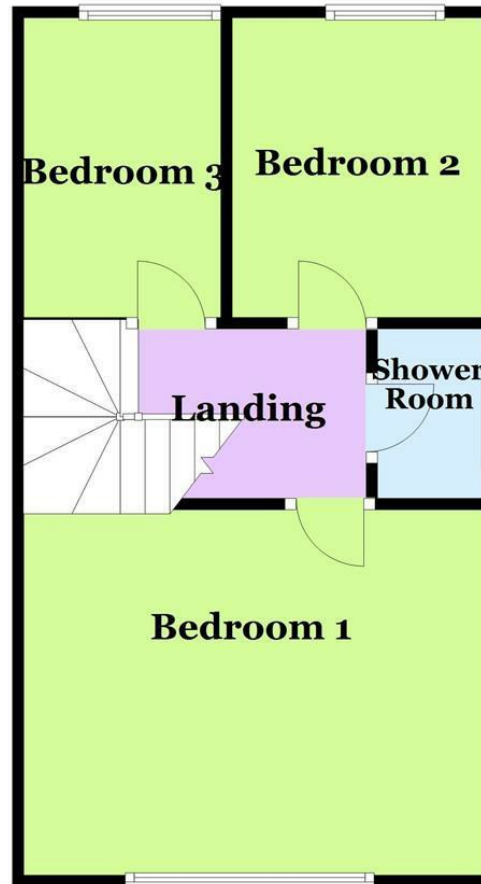




Ground Floor




First Floor



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	71	
(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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