



Wagstaffe Street, Middleton M24

- READY TO MOVE INTO
- OFF ROAD PARKING
 - EPC RATED C
- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOM SEMI-DETACHED
- CLOSE TO MIDDLETON TOWN CENTRE
 - COUNCIL TAX BAND A
 - QUIET CUL-DE-SAC

Asking Price £180,000

HUNTERS®
HERE TO GET *you* THERE

Located in the charming area of Middleton, Manchester, Huners proudly present this delightful semi detached house on Wagstaffe Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen is typically a central hub in such homes, likely offering ample space for culinary pursuits.

Outside, you will find parking available for multiple vehicles, adding to the convenience of this lovely home. The location is particularly appealing, with easy access to local amenities, schools, and transport links, making it an excellent choice for those who wish to enjoy the vibrant community of Middleton.

In summary, this semi-detached house on Wagstaffe Street presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. With its practical layout and prime location, it is a property not to be missed.

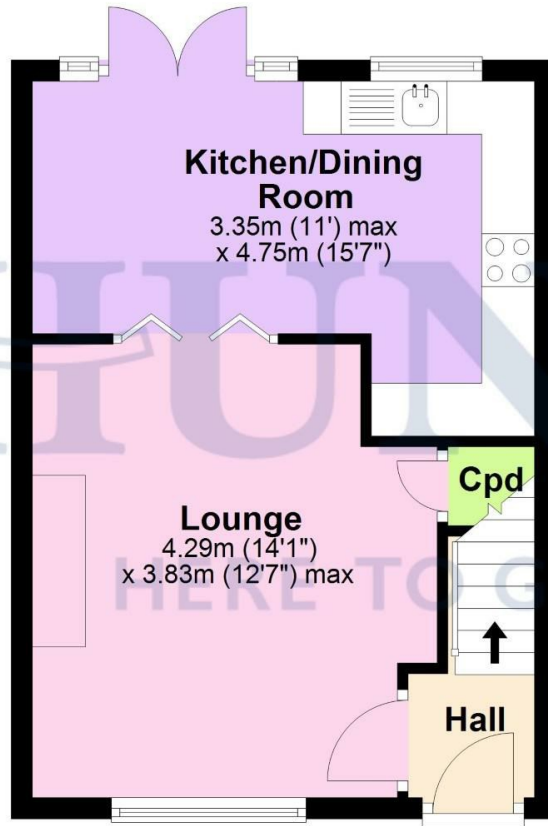
EPC Rated: C
Tenure: Freehold
Council Tax Band: A





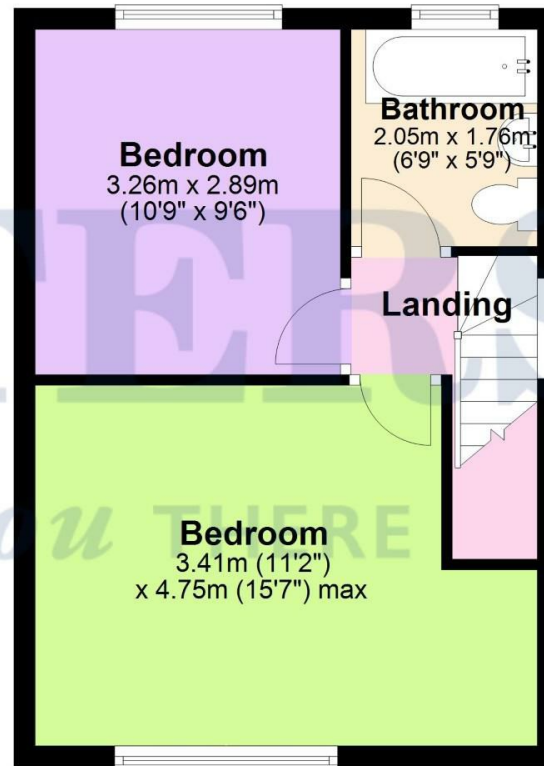
Ground Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 64.3 sq. metres (691.8 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.



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		87
(69-80) C	72	
(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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

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