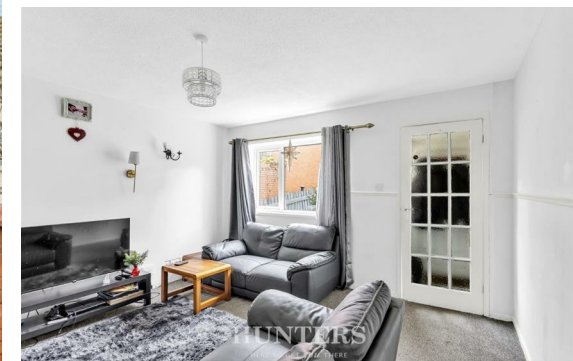




Butterworth Street, Middleton, M24

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- EPC RATED C
- CLOSE TO MIDDLETON TOWN CENTRE
- GARAGE
- FRONT AND REAR GARDEN
- POPULAR LOCATION
- COUNCIL TAX BAND A

Offers In Excess Of £150,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present to the market this two double-bedroom end-of-terrace property, offered with the significant advantage of no onward chain. The property represents an excellent opportunity for investors seeking to expand their portfolio, as well as for first-time buyers looking to secure a well-proportioned home with strong potential.

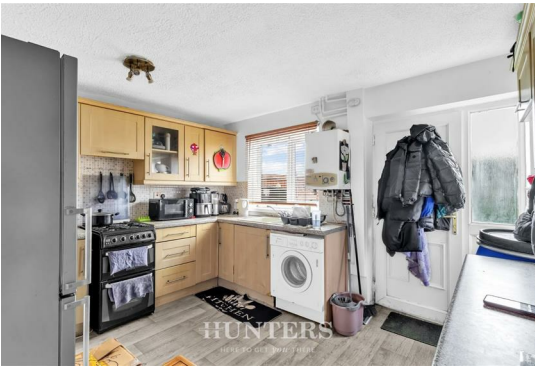
While the property would benefit from a programme of modernisation and upgrading, it offers generous living accommodation throughout, together with the added advantages of an enclosed rear garden and a garage. These features, combined with its end-of-terrace position, enhance both its practicality and appeal.

Butterworth Street is conveniently located just off Grimshaw Lane, Middleton, providing straightforward access to a range of local amenities, schools, and everyday conveniences. The property also benefits from excellent transport connections, including easy access to the motorway network, making it particularly suitable for commuters.

In brief, the accommodation comprises an entrance porch leading into a spacious living room, and a kitchen diner to the rear. To the first floor are two well-proportioned double bedrooms and a family bathroom. Externally, the property features a small, tiered garden to the front, while to the rear there is an enclosed garden area that extends down to a detached garage, offering useful storage or parking provision.

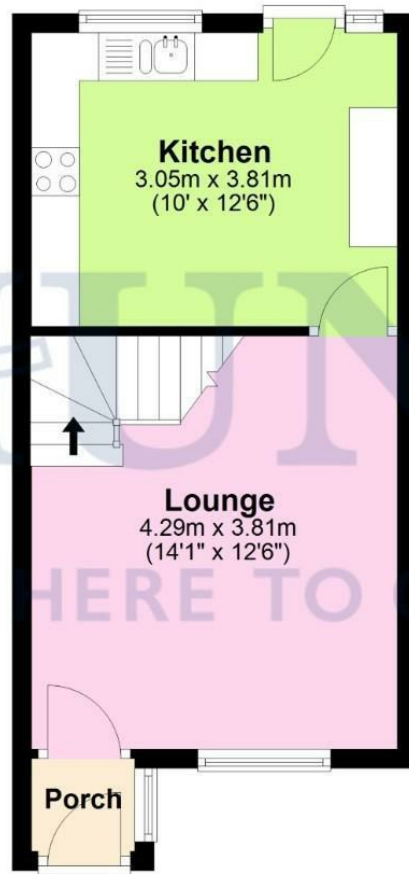
Early viewing is highly recommended to fully appreciate the potential and accommodation on offer.

Tenure: Leasehold – 949 years remaining
Ground Rent: £25.00 per annum
EPC Rating: C
Council Tax Band: A



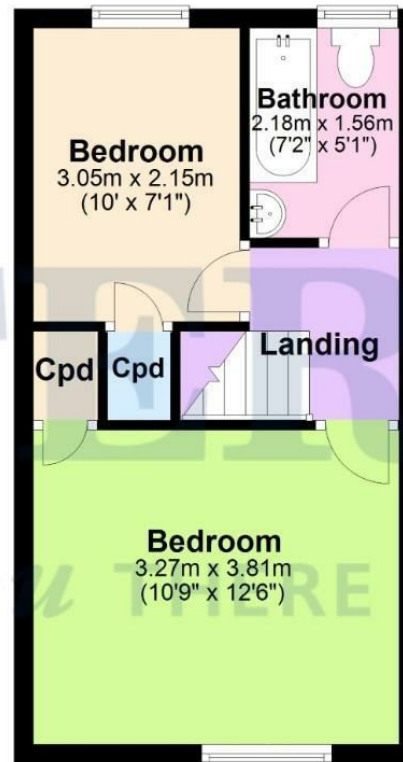
Ground Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



First Floor

Approx. 28.3 sq. metres (305.1 sq. feet)



Total area: approx. 57.8 sq. metres (622.6 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		87
(81-91) B		
(69-80) C	68	
(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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