



## Oldham Road, Middleton, Manchester

- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
  - OFF ROAD GATED PARKING
  - UTILITY ROOM
  - COUNCIL TAX BAND A

- READY TO MOVE INTO
- CLOSE TO MIDDLETON
- POPULAR LOCATION
- VIEWING RECOMMENDED

**Asking Price £200,000**

**HUNTERS®**  
HERE TO GET *you* THERE

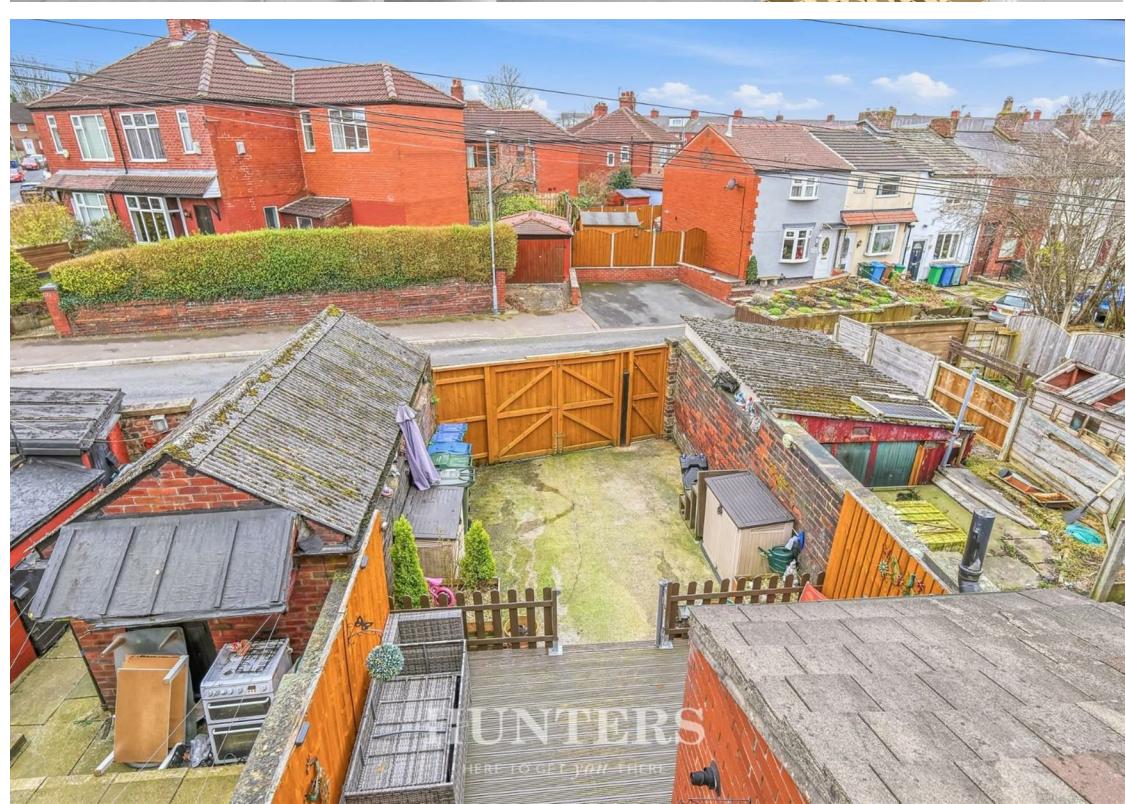
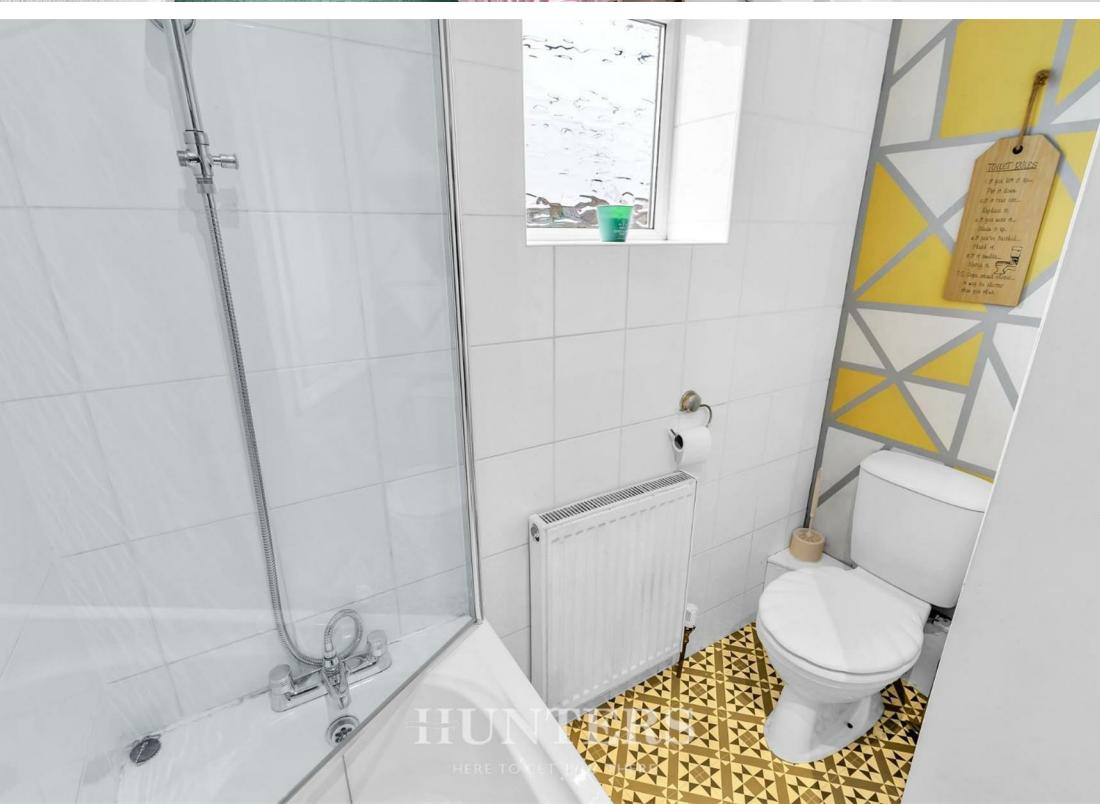
Located on Oldham Road in the popular area of Middleton, Manchester, this delightful terraced house presents an excellent opportunity for both families and potential investors. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The single reception room is inviting and serves as a perfect gathering space for family and friends.

The house features a modern bathroom, ensuring convenience for daily routines. One of the standout features of this property is the off-road gated parking available at the rear, offering both security and ease of access.

With its prime location, residents will enjoy the benefits of local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. This property is a wonderful blend of practicality and comfort, making it a must-see for anyone looking to settle in this popular area of Manchester.

EPC Rated: E  
Council Tax Band: A  
Tenure: Leasehold  
Ground Rent: TBC





## Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.3 sq. feet)

**Disclaimer** - This flooplan 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.

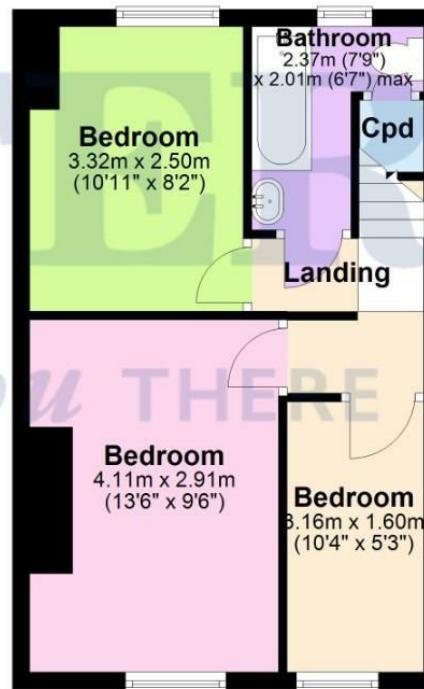
## Viewing

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.



## First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



## 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
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(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](mailto:northmanchester@hunters.com) <https://www.hunters.com>