



Foxall Street, Middleton M24

- NO CHAIN
- SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
 - WELL PRESENTED THROUGHOUT
 - CLOSE TO MIDDLETON TOWN CENTRE
- PERFECT FOR FIRST TIME BUYERS
 - TWO DOUBLE BEDROOMS
 - DESIRABLE LOCATION
 - DECEPTIVELY SPACIOUS

Price £160,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this deceptively spacious two bedroom end terraced house on Foxall Street in Rhodes. This property is a remarkable opportunity and a unique gem on the market, offered without any chain, making it an ideal choice for first time buyers or landlords aiming to expand their rental portfolio.

Upon entering the property, you'll be greeted by an inviting entrance vestibule that seamlessly leads into the open plan lounge and dining area. This versatile living space enjoys an abundance of natural light, accentuated by its high ceilings, creating an airy and welcoming atmosphere. The lounge/dining area provides convenient access to a rear porch, which, in turn, opens up to a meticulously maintained rear garden. Adjacent to this delightful space, you'll discover a modern kitchen complete with integrated appliances. To the first floor, the property offers two generously sized double bedrooms, both boasting ample storage and a well presented modern family bathroom, featuring a WC, a shower over the bath, and a hand wash basin.

The exterior of the property is equally appealing, with a lawned garden at the front, and a private enclosed well maintained garden at the rear.

Situated in a highly convenient location, this property benefits from a range of local amenities, schools, shops and provides quick and easy access to Middleton, Rochdale, Oldham, and Manchester city centers. For commuters, the M60/M62/M66 motorway network is just a short drive away.

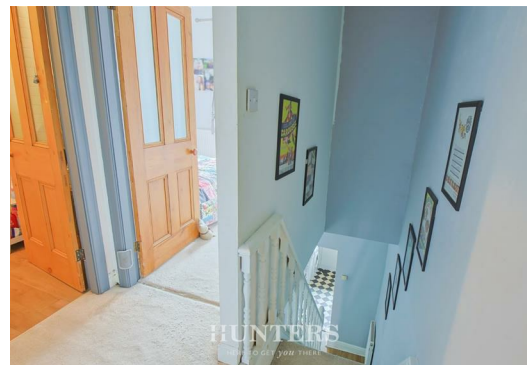
We highly recommend a viewing of this exceptional property.

Leasehold – 871 years remaining from 999 years.

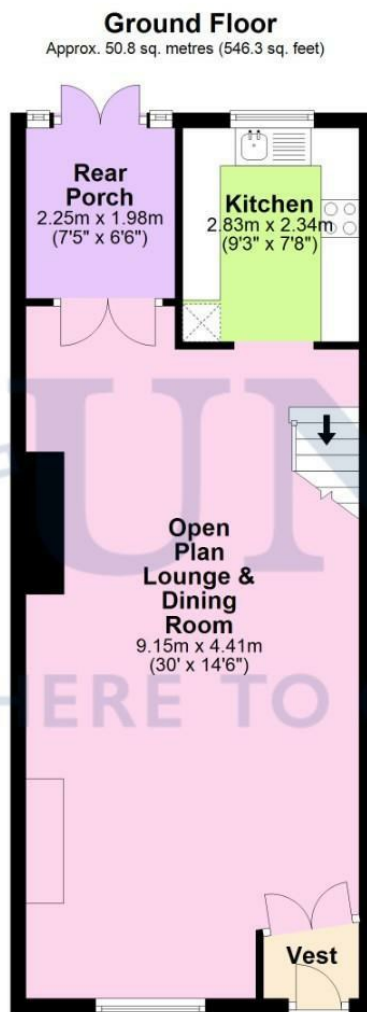
Ground Rent: £8.30 per annum.

Council Tax Band: A

EPC Rating: D







Total area: approx. 88.7 sq. metres (954.7 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		82
(69-80) C		
(55-68) D	58	
(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

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