



Wells Close, Middleton, Manchester

- FREEHOLD
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- THREE DOUBLE BEDROOMS
- PRICED ACCORDINGLY
- EPC RATED D
- COUNCIL TAX BAND A
- VIEWING RECOMMENDED

Asking Price £170,000

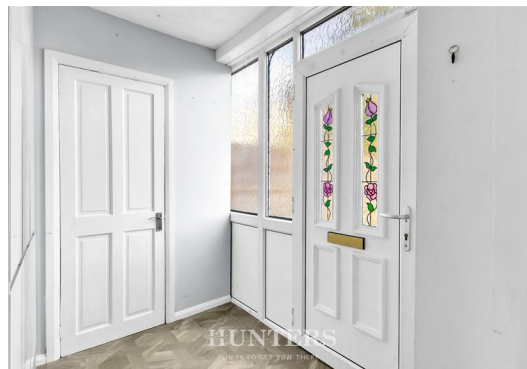
HUNTERS®
HERE TO GET *you* THERE

Welcome to this charming terraced house located on Wells Close in the heart of Middleton, Manchester. This property offers a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, it is perfect for families or individuals seeking extra space. The single reception room provides a cosy area for relaxation and entertaining guests.

The house features one bathroom, catering to the essential needs of modern living. While the property does require some work, it is priced accordingly, allowing you to invest in renovations and personal touches that will truly make it your own.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for families. With a little imagination and effort, this property has the potential to become a delightful residence. Don't miss the chance to transform this house into your perfect home.

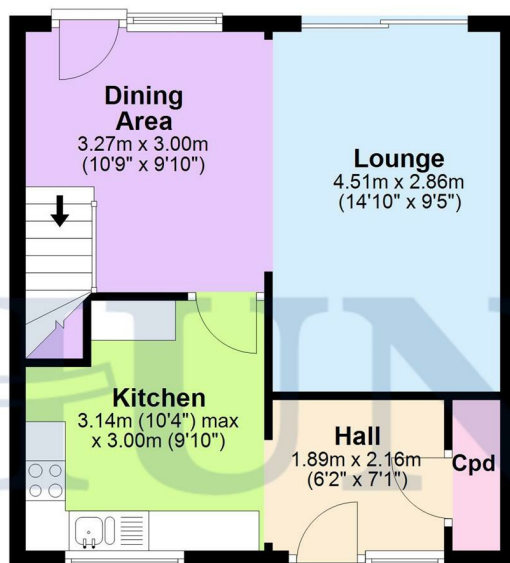
EPC Rated: D
Council Tax Band: A
Tenure: Freehold





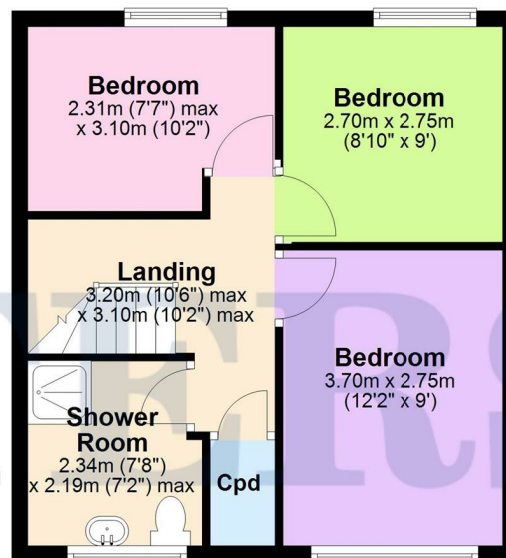
Ground Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



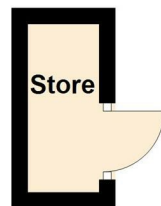
First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Outbuilding

Approx. 1.9 sq. metres (20.4 sq. feet)



Total area: approx. 79.4 sq. metres (855.0 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		
(81-91) B		
(69-80) C		
(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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