



Greenhill Road, Middleton, Manchester, M24

- EXTENDED
- RENOVATED TO A HIGH STANDARD
- OFF ROAD PARKING / DETACHED GARAGE
- EPC RATED C
- SPACIOUS PROPERTY
- NO CHAIN
- UNDERFLOOR HEATING
- POPULAR LOCATION
- COUNCIL TAX BAND B
- VIEWING RECOMMENDED

Asking Price £240,000

HUNTERS®

HERE TO GET *you* THERE

NO CHAIN & EXTENDED. Hunters are pleased to market this charming end terrace house located on Greenhill Road in the desirable area of Middleton, Manchester. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.



One of the standout features of this home is the single-storey extension, which enhances the living space and offers versatility for various uses. The property has been meticulously renovated to a high standard, ensuring modern comforts throughout, including the luxury of underfloor heating that adds a touch of elegance and warmth to the interiors.



The well-appointed bathroom complements the bedrooms, providing a functional yet stylish space for daily routines. Outside, you will find a detached garage, offering ample storage.



This property is not only a beautiful home but also a fantastic opportunity to enjoy contemporary living in a popular location. With its blend of modern amenities and charming character, this end terrace house is sure to impress. Do not miss the chance to make this lovely property your own.

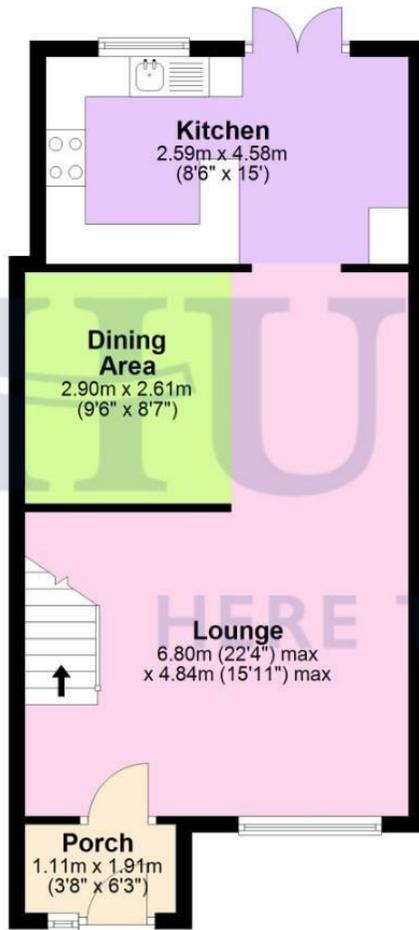


Tenure: Leasehold
Lease: 891 Years Remaining
Ground rent: £20 PA
EPC: Rated C
Council tax band: B



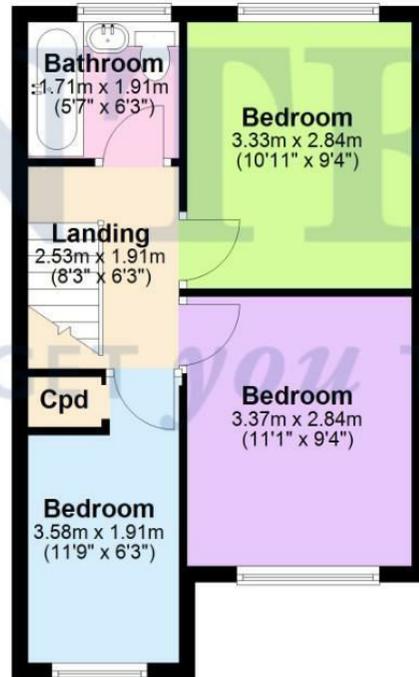
Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Outbuilding

Approx. 13.7 sq. metres (147.7 sq. feet)



Total area: approx. 96.5 sq. metres (1038.9 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			86
(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

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