



## Acresfield Road, Middleton M24

- NO CHAIN
- PLENTIFUL OFF ROAD PARKING
- LARGE PRIVATE REAR GARDEN
- EXCELLENT POTENTIAL
- DESIRABLE LOCATION
- VIEWS OF OPEN FIELDS
- IN NEED OF MODERNISATION

**Offers In Excess Of £170,000**



Introducing an exceptional opportunity for buyers seeking a renovation project to create their dream family home. Hunters proudly presents this two-bedroom end of terraced home located in the highly sought after area of Boarshaw. While it requires modernisation, this property exudes character and offers immense potential for improvement, updating, and enhancement.

As you enter the property through the welcoming hallway, you are greeted by a spacious kitchen/lounge area. The layout is perfect for families as it has direct access to the rear garden from the kitchen. Moving upstairs, you will discover two generously sized bedrooms, both offering ample storage space, along with a shower room. The second bedroom boasts delightful views overlooking the rear garden and open fields.

A remarkable feature of this property is the expansive rear garden and a very useful workshop., offering an ideal space for families to enjoy outdoor activities. Additional benefits include plentiful off road parking at the front & side, a well kept garden that adds to the property's charm gives the property kerbside appeal.

Situated on Acresfield Road, this property enjoys a convenient location in close proximity to esteemed local schools such as St John Fishers Primary School, Boarshaw Primary School, and Cardinal Langley Secondary School. Additionally, it is close to amenities such as the Boarshaw Boxing Club and a multi-sports kick pitch, ensuring a vibrant and active lifestyle. Excellent transport links, including easy access to the motorway network.

Early viewing is highly recommended, as this property is truly one not to be missed.

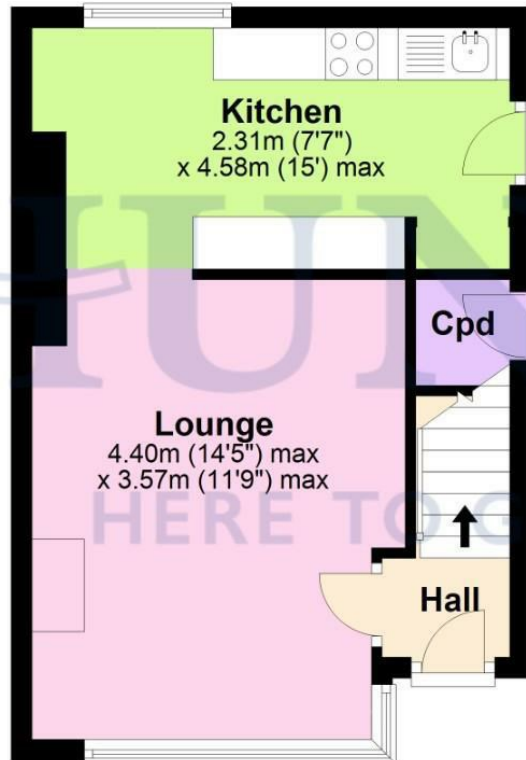
Tenure: Freehold  
Council Tax Band: A  
EPC: Rating C





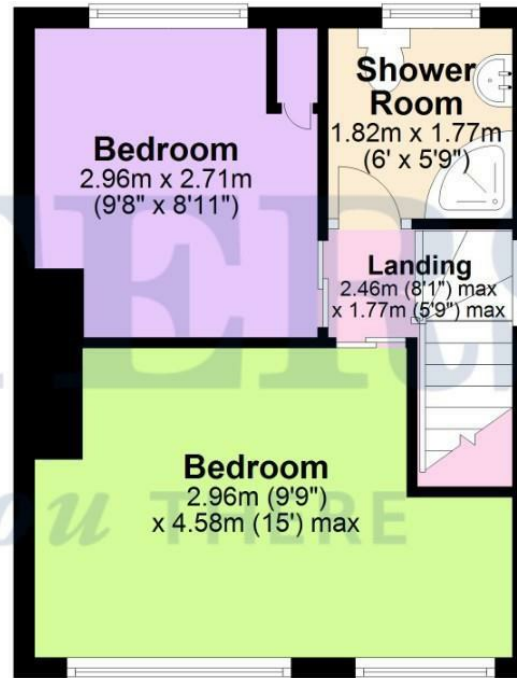
## Ground Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



Total area: approx. 57.6 sq. metres (620.2 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) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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