



## Jubilee Road, Middleton M24

- NO CHAIN
- LARGE REAR GARDEN
- CLOSE TO MIDDLETON TOWN CENTRE
- COUNCIL TAX BAND - A
- IDEAL FOR ALL TYPES OF BUYERS
- CLOSE TO LOCAL AMENITIES
- EXCELLENT POTENTIAL

**Offers In Excess Of £150,000**

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



Hunters are pleased to offer for sale this two bedroom mid terraced house nestled on Jubilee Road in Middleton. This property presents a unique opportunity as it comes with the added advantage of being offered with no chain, making it an attractive prospect for first time buyers, investors, landlords, or individuals seeking to downsize.

As you step inside, you'll be greeted by a spacious lounge area that offers ample room for a family. The layout seamlessly flows into the well appointed kitchen/dining room, which also provides convenient access to the rear garden. Upstairs, you'll find a generously sized master bedroom that boasts ample storage space. The second bedroom also offers storage options, making it versatile for accommodating guests, setting up a home office, or storing personal items and a family bathroom.

Outside, this property has street parking. The rear garden is spacious enough for a family and is also easy to maintain.

Situated in close proximity to Middleton town centre, you'll have easy access to amenities including shops, schools, and various services. Transport links are conveniently nearby including the motorway network. Viewing is highly recommended. Don't miss your chance to make this delightful house your own.

Tenure: Leasehold – 853 years remaining  
Ground Rent: TBC  
EPC: E

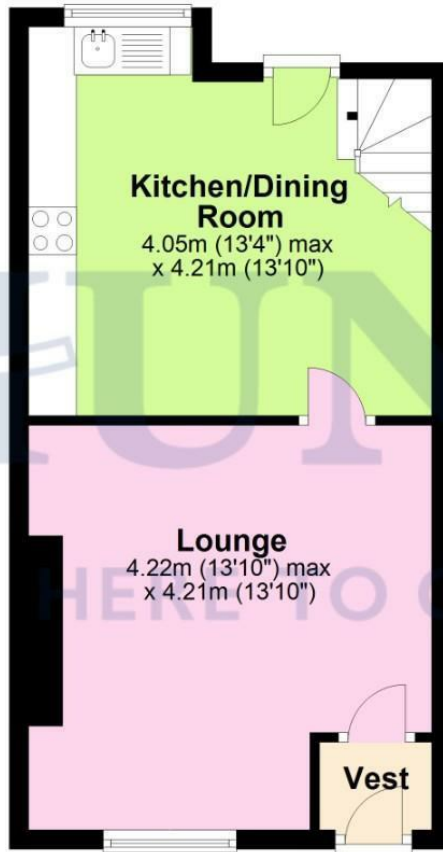






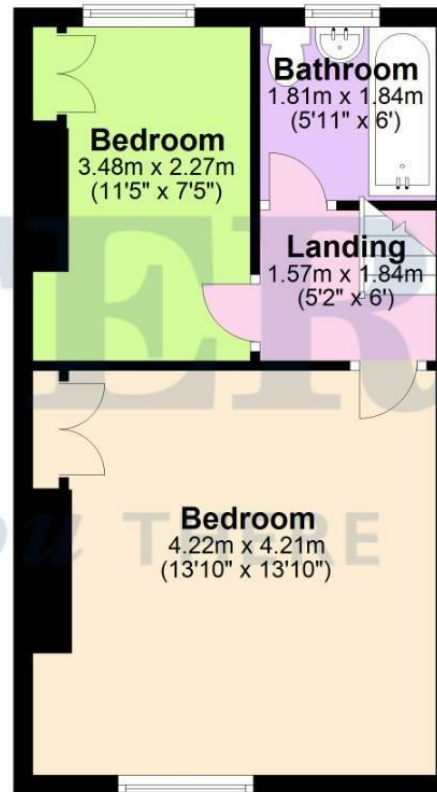
## Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 66.6 sq. metres (716.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>54</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

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