



Ash Street, Middleton M24

- NO CHAIN
- DETACHED GARAGE
- CLOSE TO MILLS HILL TRAIN STATION
- ELECTRIC STORAGE HEATING
- FREEHOLD
- POPULAR LOCATION
- CLOSE TO LOCAL SCHOOLS
- EPC - E

Offers In The Region Of £100,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to bring to market this two bedroom end terraced house which is available with no onward chain.

Although the property would benefit from a programme of modernisation, it does offer good sized accommodation and is set back in an ideal location with a communal green area at the front for families and children to enjoy within a safe environment.

This property is conveniently located close to Middleton Town Centre, Elm Wood Primary School and Middleton Technology Secondary School, shops, amenities and transport links, including Mills Hill train station, bus routes and the motorway network.

Upon entering, you will be greeted by a spacious lounge area and kitchen with an additional rear hall/store room for extra storage.

To the first floor are two generous size bedrooms, a family bathroom with a separate WC.

Outside, the detached garage offers additional storage space and the opportunity to create a workshop, studio, or parking area according to your requirements. The rear hall/store room provides further storage options and serves as a useful transition area between the main house and the outdoors.

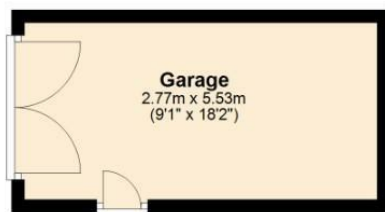
This house presents an exciting opportunity for renovation enthusiasts and is certainly not one to be missed.

Tenure: Freehold
Council Tax Band: A
EPC Rating - E

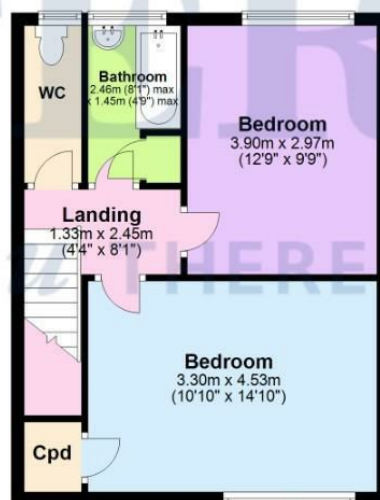
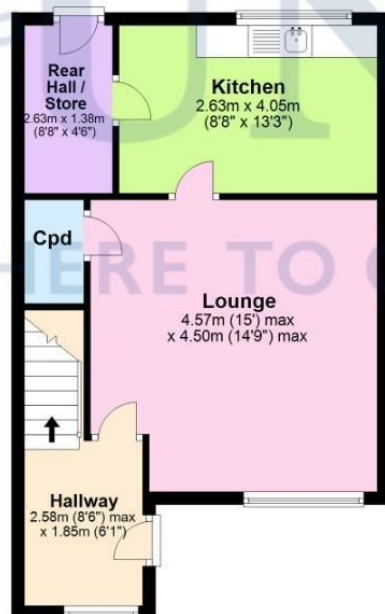




Ground Floor
Approx. 59.0 sq. metres (634.6 sq. feet)



First Floor
Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 99.3 sq. metres (1068.9 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.

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		79
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>