



## Furness Road, Middleton, Manchester

- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- VERY SPACIOUS GARDEN
- EXCELLENT SCHOOLS IN THE AREA
- NO CHAIN
- TWO DOUBLE BEDROOMS
- POTENTIAL FOR OFF ROAD PARKING
- COUNCIL TAX BAND A

**Offers Over £165,000**



Hunters are pleased to introduce this FREEHOLD two-bedroom mid terrace house on Furness Road in Middleton, available with NO ONWARD CHAIN. An ideal opportunity for first time buyers or those looking to downsize. Located in a highly desirable area close to Middleton Town Centre, this well-presented property combines comfort, convenience, and excellent accessibility to local amenities.

Upon entering, you're welcomed by a bright and spacious lounge. This space seamlessly transitions into a contemporary kitchen and dining area, where there's ample room for both cooking and dining. The kitchen also provides easy access to the spacious rear garden, a great outdoor space.

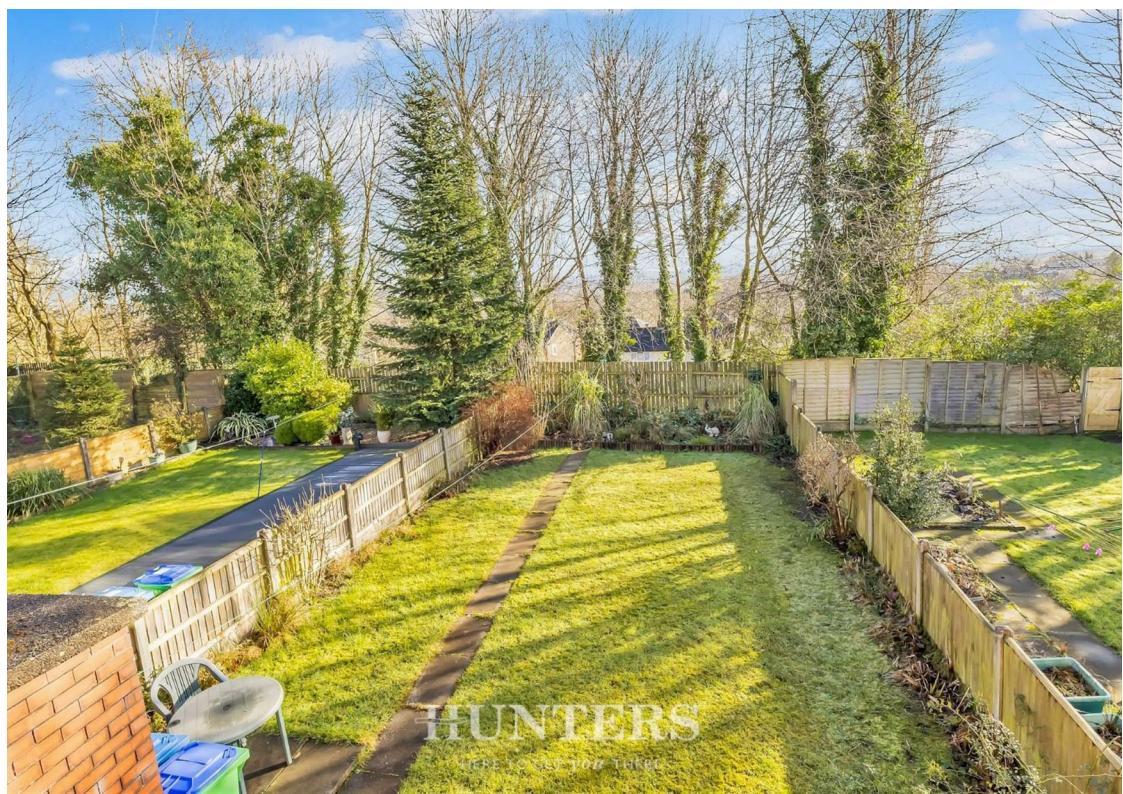
Moving upstairs, the landing opens to two generously sized double bedrooms, both offering flexibility. The family bathroom on this level is thoughtfully designed with a WC, walk-in shower and hand wash basin.

Positioned within easy reach of Middleton Town Centre, this home benefits from a variety of nearby amenities, including shops, schools, dining options, and essential services, making daily errands and leisure activities easy to fit into your lifestyle. The location is further enhanced by excellent transport links, with nearby access to major roads and the motorway network, simplifying commuting and travel to surrounding areas.

This property presents a fantastic opportunity and is not one to be missed.

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

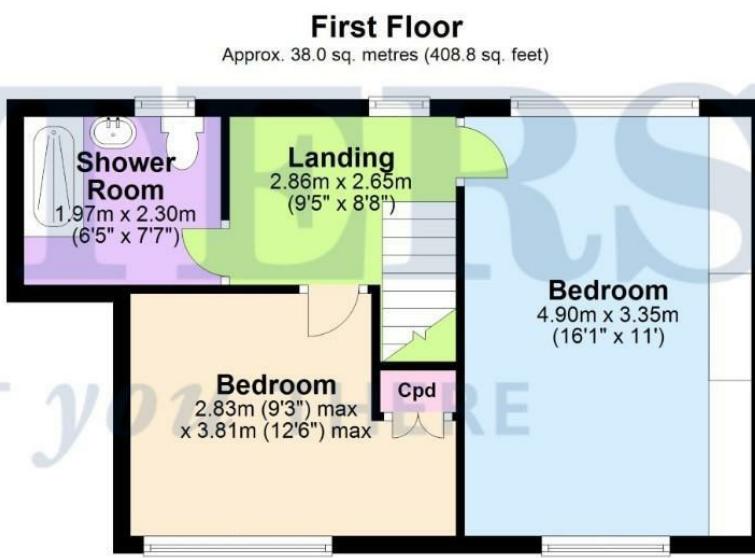
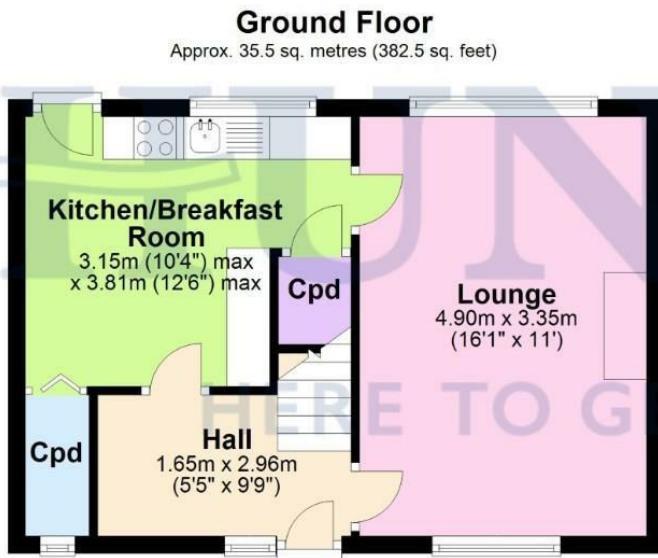




# ENERGY PERFORMANCE CERTIFICATE

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                                   |         | 83        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 67        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Total area: approx. 73.5 sq. metres (791.3 sq. feet)

Disclaimer - This flooplan 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.

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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.

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:  
northmanchester@hunters.com <https://www.hunters.com>