



Green Street, Middleton M24

- READY TO MOVE INTO
- IDEAL FOR FIRST TIME BUYERS
- THREE GOOD SIZED BEDROOMS
- POPULAR RESIDENTIAL AREA
 - SPACIOUS LOUNGE
- WELL PRESENTED THROUGHOUT
 - CONSERVATORY
 - OFF ROAD PARKING
- CLOSE TO MIDDLETON TOWN CENTRE
 - COUNCIL TAX BAND - B

Asking Price £210,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present this well maintained three bedroom mid terrace home on Green Street, Middleton. Perfect for first time buyers or those looking to downsize, this property offers a comfortable and versatile living space.

As you step through the porch, you are welcomed into a spacious lounge that flows seamlessly into a well equipped kitchen/breakfast room with fitted appliances. French doors from the kitchen lead into the conservatory, providing a bright, relaxing space with views of the rear garden. The garden itself features both paved and decked, perfect for outdoor activities, and is accessible through patio doors from the conservatory.

Upstairs, the property offers two generously sized double bedrooms and a versatile third bedroom, ideal for use as a child’s room, guest bedroom, or home office. A modern bathroom completes the first floor, featuring a shower over the bath, a WC, and a hand wash basin.

Outside, the front of the property benefits from a gated, paved driveway, providing off road parking, while the rear garden offers ample space for family activities or relaxation.

Conveniently located close to Middleton town centre, the property provides easy access to shops, recreational facilities, schools, and excellent transport links, including the motorway network.

This delightful home is highly recommended for viewing, don’t miss the chance to make it your own.

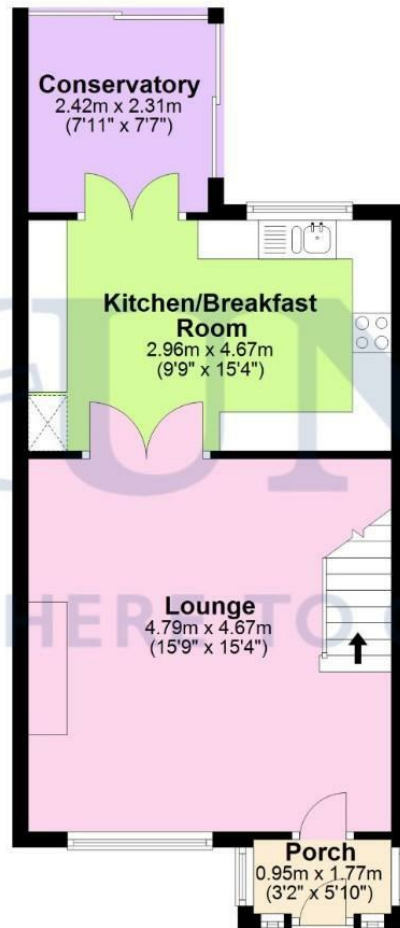
Tenure: Leasehold - 964 years remaining
Ground Rent: £40.00 per annum
EPC Rating: C
Council Tax Band: B





Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 81.0 sq. metres (871.7 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.

First Floor


Approx. 36.6 sq. metres (394.4 sq. feet)



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		90
(81-91) B	77	
(69-80) C		
(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

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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