



## Beech Street, Middleton M24

- NO CHAIN
- CLOSE TO MIDDLETON TOWN CENTRE
- QUIET CUL DE SAC
- COUNCIL TAX BAND A
- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- EPC RATING C
- PERMIT PARKING

Offers In Excess Of £110,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



Hunters are delighted to present this charming one bedroom end of terrace home situated on Beech Street, in the ever popular Archer Park area of Middleton. Offered with no onward chain, this property is an excellent choice for first time buyers, those seeking to downsize, or investors looking to enhance their portfolio.

Upon entering the home, you are greeted by a well proportioned lounge, offering a cosy and inviting space for relaxation and entertaining. Adjacent to the lounge, the kitchen completes the ground floor, providing a practical layout for everyday living.

The standout spiral staircase leads to the first floor landing, where you'll find a spacious double bedroom and a newly fitted modern shower room, designed to offer style and convenience.

The property benefits from well maintained front and side gardens, adding to its curb side appeal. Please note, there is no rear garden. For parking, there are spaces available at the front, requiring a residential permit that can be obtained from the local council.

Beech Street enjoys a fantastic location on the outskirts of Middleton, offering close proximity to local schools, shops, and excellent transport links, including the motorway network. Additionally, Middleton Town Centre is within easy reach, providing a variety of amenities, shops and services to suit your needs.

This property is partly furnished and ready to move into, ensuring a smooth and hassle free transition for its new owner. Viewing is highly recommended to fully appreciate everything this home has to offer.

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

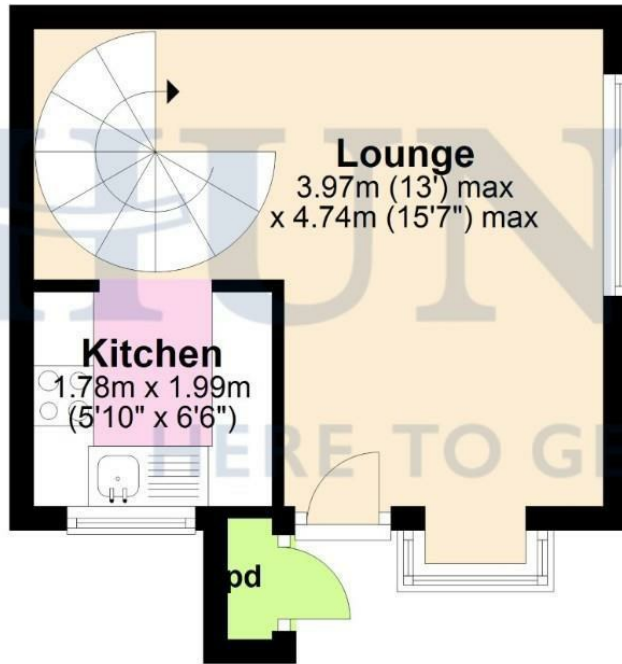






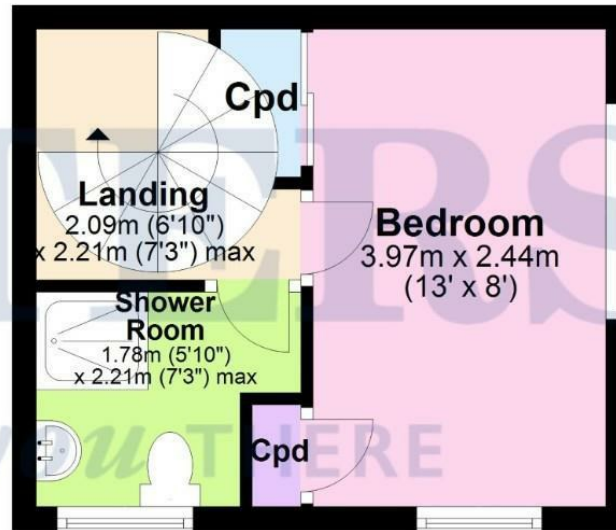
## Ground Floor

Approx. 19.4 sq. metres (209.3 sq. feet)



## First Floor

Approx. 18.8 sq. metres (202.7 sq. feet)



**Total area: approx. 38.3 sq. metres (412.0 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>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(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

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