



## Dalton Road, Middleton M24

- FREEHOLD
- IN NEED OF MODERNISATION
  - OFF ROAD PARKING
- GOOD SIZED THREE BEDROOMS
  - COUNCIL TAX BAND - A
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS
  - EXCELLENT POTENTIAL
  - EPC RATING - C
  - CLOSE TO MIDDLETON TOWN CENTRE

Asking Price - Offers Over £180,000

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HERE TO GET *you* THERE



Hunters are pleased to present this three bedroom mid terrace home on Dalton Road, Middleton, available with no onward chain. Offering great potential and whilst it requires a programme of modernisation, and whilst modernisation is needed, this property is an excellent opportunity for first time buyers or landlords looking to expand their rental portfolio.

Upon entry, the hallway leads to a bright and spacious lounge, perfect for relaxing or entertaining. The adjacent kitchen is generously sized, making it ideal for family use and provides direct access to the conservatory. The conservatory opens to a rear garden featuring a mix of decking and lawn, seamlessly blending indoor and outdoor living. A useful storage room, which also grants garden access, completes the ground floor.

Upstairs, the property includes two large double bedrooms, offering plenty of flexibility for personalisation, and a third bedroom that can function as a home office, nursery, or additional storage. A modern shower room with a walk in shower, WC, and hand wash basin completes the first floor.

Externally, the property benefits from off road parking. The rear garden features a lawn, decking, and a convenient store room.

Conveniently located, this home is close to local amenities, including shops, schools, and parks. It also offers excellent transport links, with easy access to both Middleton town centre and Manchester city centre, making it ideal for commuters.

Viewings are strongly encouraged to fully appreciate the potential of this property.

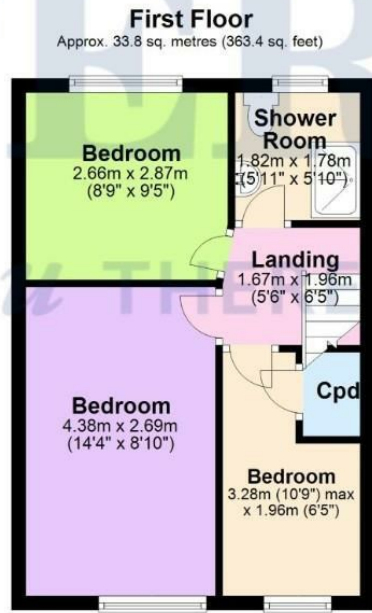
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: A














Total area: approx. 85.2 sq. metres (917.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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>