



Lord Street, Middleton M24

- NO CHAIN
- LARGE GARAGE/WORKSHOP
- UTILITY ROOM
- REFURBISHMENT OPPORTUNITY
- IDEAL LOCATION
- ELECTRIC STORAGE HEATERS

Offers In The Region Of £180,000



Hunters is pleased to present an exciting opportunity with this deceptively spacious three bedroom semi detached property, situated in a popular location ideal for a growing family. While it awaits some modernisation, this home provides an excellent canvas for potential buyers to put their own stamp on the property.

Upon entering through the porch, the property unfolds to reveal a generously sized lounge area. The dining room, in turn, leads to a kitchen with convenient access to the rear garden. Complementing the living spaces are a practical utility room and a spacious garage/workshop.

Upstairs comprises a first floor landing opening up to two double bedrooms, a single bedroom, and a family bathroom.

Externally, the property boasts a small front paved area accompanied by a driveway leading to the garage. The rear of the property features a garden with a flagged patio area, creating a delightful outdoor space.

Situated in a popular residential area, this property offers the convenience of proximity to reputable schools, local amenities, and efficient transport links, including easy access to the motorway network.

Manchester city centre is a mere twenty five minute drive away, enhancing the property's appeal for those who value accessibility.

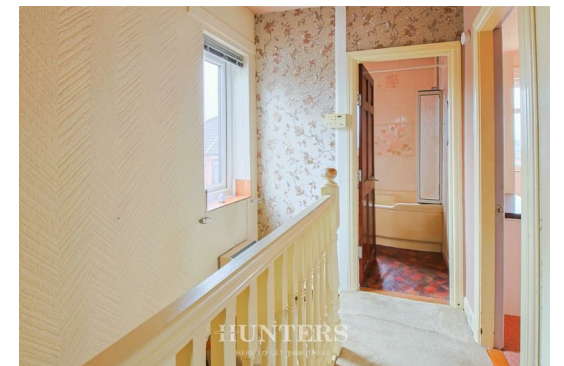
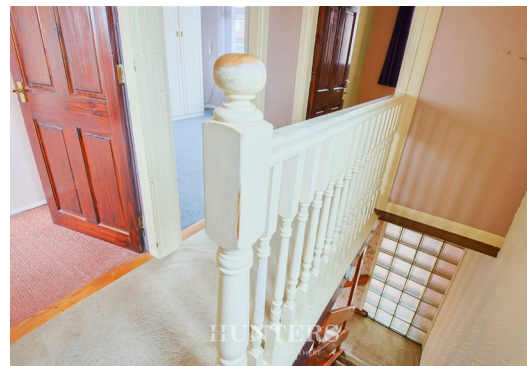
Viewing is highly recommended to truly appreciate the accommodation on offer.

Tenure: Leasehold – 940 years remaining

Ground Rent: £10.00 per annum

Council Tax Band: B

EPC: D





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.

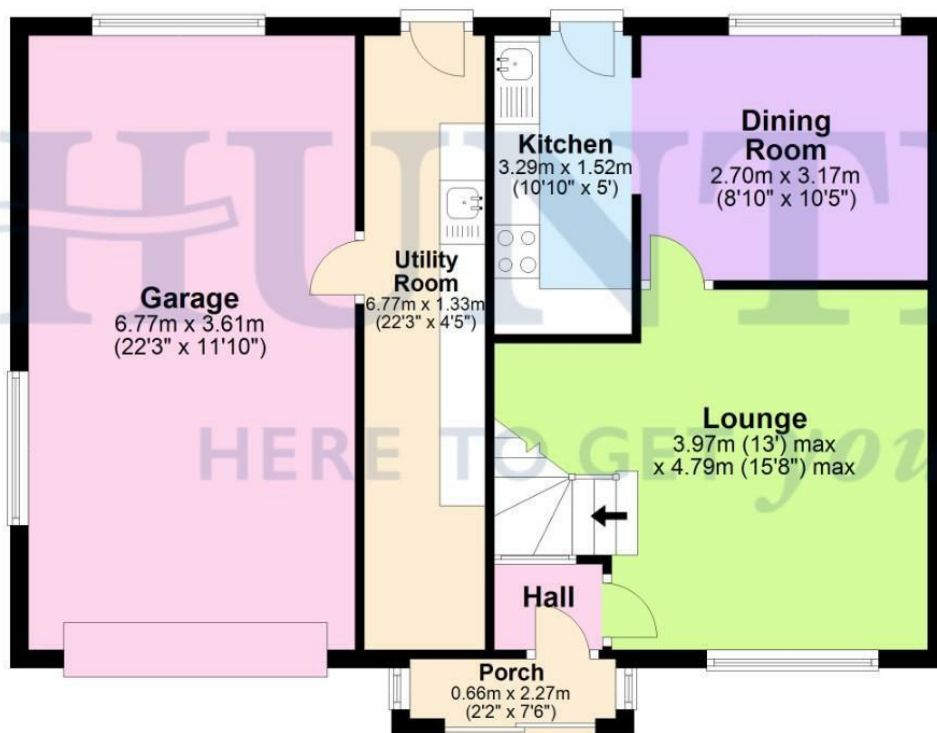
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

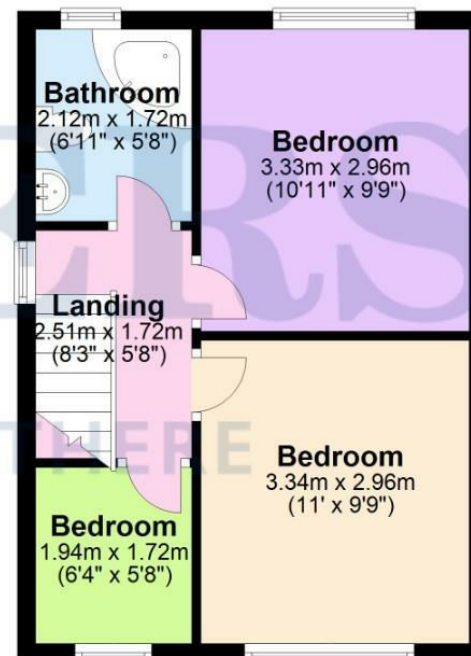
Ground Floor

Approx. 68.9 sq. metres (742.0 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)

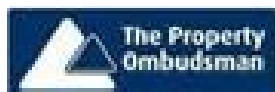


Total area: approx. 101.3 sq. metres (1090.8 sq. feet)

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.



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