

## Durnford Street, Middleton M24

- NO CHAIN
- EXCELLENT LOCATION
- OUTBUILDING/GARAGE
- ORIGINAL FEATURES
- IN NEED OF MODERNISATION
- GREAT OPPORTUNITY
- SPACIOUS THROUGHOUT
- TWO RECEPTION ROOMS

Offers In The Region Of £170,000

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

Hunters are thrilled to present for sale this charming three bedroom mid terraced property, boasting a unique character, original features and the added advantage of no onward chain. Situated on a popular street in Middleton, this home offers excellent potential for buyers seeking a project to customize to their taste.

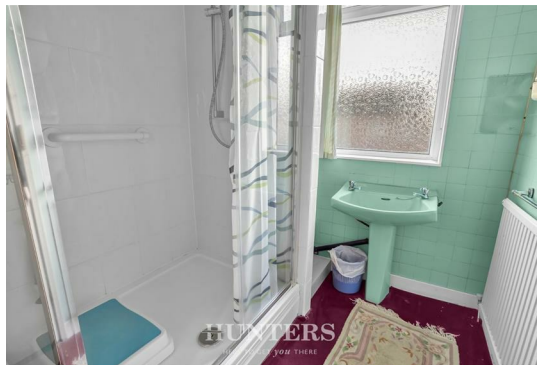
Upon stepping inside, you are greeted by a spacious entrance hallway featuring convenient storage solutions. The hallway leads into the lounge, illuminated by an attractive bay window that floods the room with natural light. Adjacent to the lounge is a well proportioned kitchen, and an additional room currently utilised as a dining area, also benefiting from a bay window that enhances the space with abundant natural light. The upper floor reveals two generously sized double bedrooms, along with a third bedroom offering ample proportions suitable for a child's bedroom or an office space. Completing the upper level is a shower room and a separate WC.

Externally, the rear of the property features a flagged area accompanied by a useful outbuilding/garage, while parking is available on the street at the front of the property.

Situated in close proximity to Middleton Town Centre, local schools, shops, amenities, and efficient transport links including access to the motorway network, this property is perfectly positioned for a growing family seeking convenience and accessibility.

Early viewing is highly recommended, as this property is sure to attract significant interest and is not to be missed.

Tenure: Leasehold - 864 years remaining  
Ground Rent: £4 per annum.  
Council Tax Band: B  
EPC Rating: E





# 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.

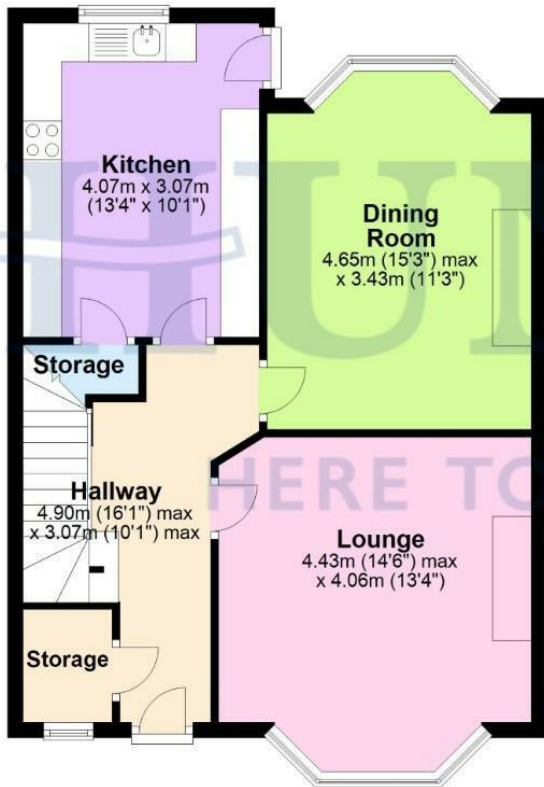
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 77        |
| (55-68) D                                   |  | 51                      |           |
| (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. 56.6 sq. metres (608.9 sq. feet)



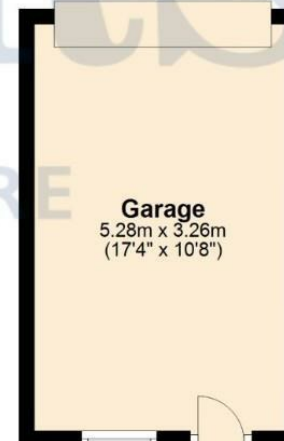
## First Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



## Outbuilding

Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 125.9 sq. metres (1355.5 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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