



## Peach Bank, Tetlow Street, Middleton M24

- NO CHAIN
- ALLOCATED OFF ROAD PARKING
- IDEAL FOR ALL TYPES OF BUYERS
- IN NEED OF SOME DECORATION
- CLOSE TO MIDDLETON TOWN CENTRE
- SITUATED ON THE POPULAR PEACH BANK
  - FIRST FLOOR APARTMENT
  - EPC - C

Offers In Excess Of £100,000



Hunters are delighted to market this first floor two bedroom apartment offered on a no chain basis. Situated in a sought after area, this apartment offers an enticing opportunity for various types of buyers, whether you're stepping onto the property ladder, expanding your investment portfolio, or seeking a comfortable downsizing option. Boasting a convenient location near Middleton Town Centre.

Upon arrival, you will be greeted by the secure entrance leading into a meticulously maintained foyer. Stepping into the apartment, you're greeted by an entrance hallway featuring handy storage solutions. The layout seamlessly flows into an open plan kitchen and a generously proportioned lounge area. The accommodation comprises a double master bedroom adorned with fitted wardrobes, ensuring ample storage space, along with a versatile second bedroom. Completing the interior is a well appointed shower room featuring a WC, shower, and hand wash basin.

Outside, the property offers allocated off road parking, adding a layer of convenience to the property.

Situated within walking distance of Middleton Centre, Peach Bank enjoys excellent transport links, providing easy access to Manchester City Centre via the nearby M62 and M66 motorway junctions.

This appealing property is offered for sale with no onward chain.

Early viewing is highly recommended to fully appreciate the spacious apartment.

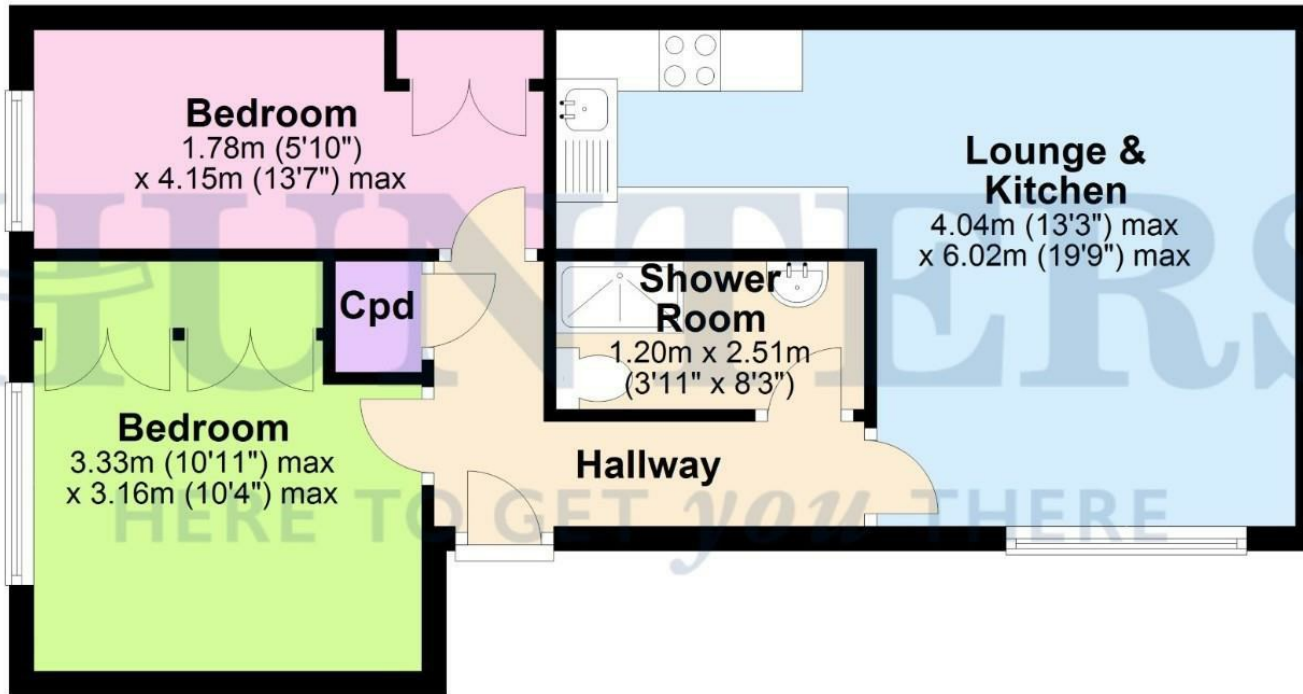
- Tenure: Leasehold – 968 years remaining.
- Ground Rent: TBC
- Service Charge: TBC
- EPC Rating: C
- Council Tax Band: A





## First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 45.2 sq. metres (486.3 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.

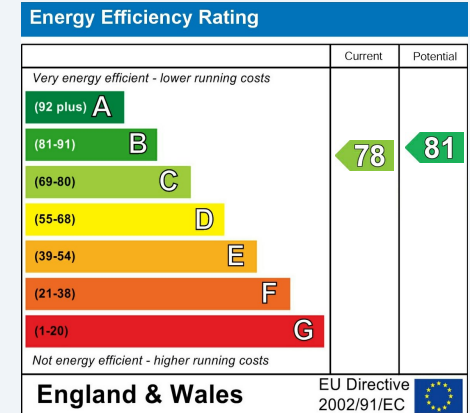
### Viewing

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.



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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