



28 Queen Street, Middleton, M24

- FREEHOLD
- CONVENIENT LOCATION
- MULTI FUEL BURNER

- VERY WELL PRESENTED
- CLOSE TO MILLS HILL TRAIN STATION
- NEWLY FITTED FOUR PIECE BATHROOM SUIT

£160,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to bring to market this very well presented two bedroom end of terraced house. The property has been much improved by the current owners and now offers good sized accommodation which is ideal for first time buyers to get on the property market or someone looking to downsize.

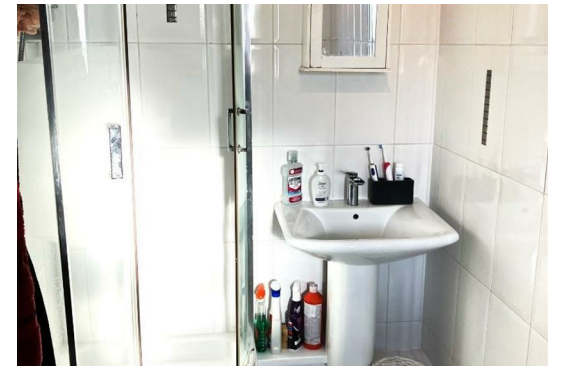
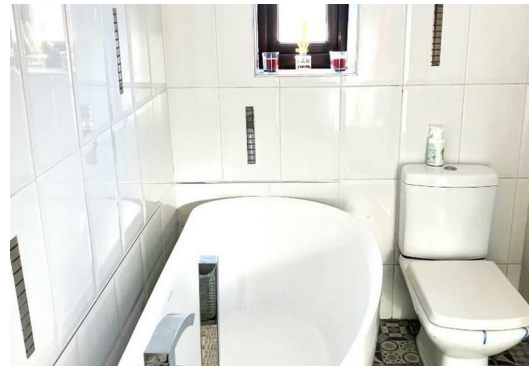
The property comprises: living room with multi fuel burner, good sized kitchen diner, two bedrooms, the master having fitted wardrobes and a newly installed four-piece bathroom suit is a stand out feature.

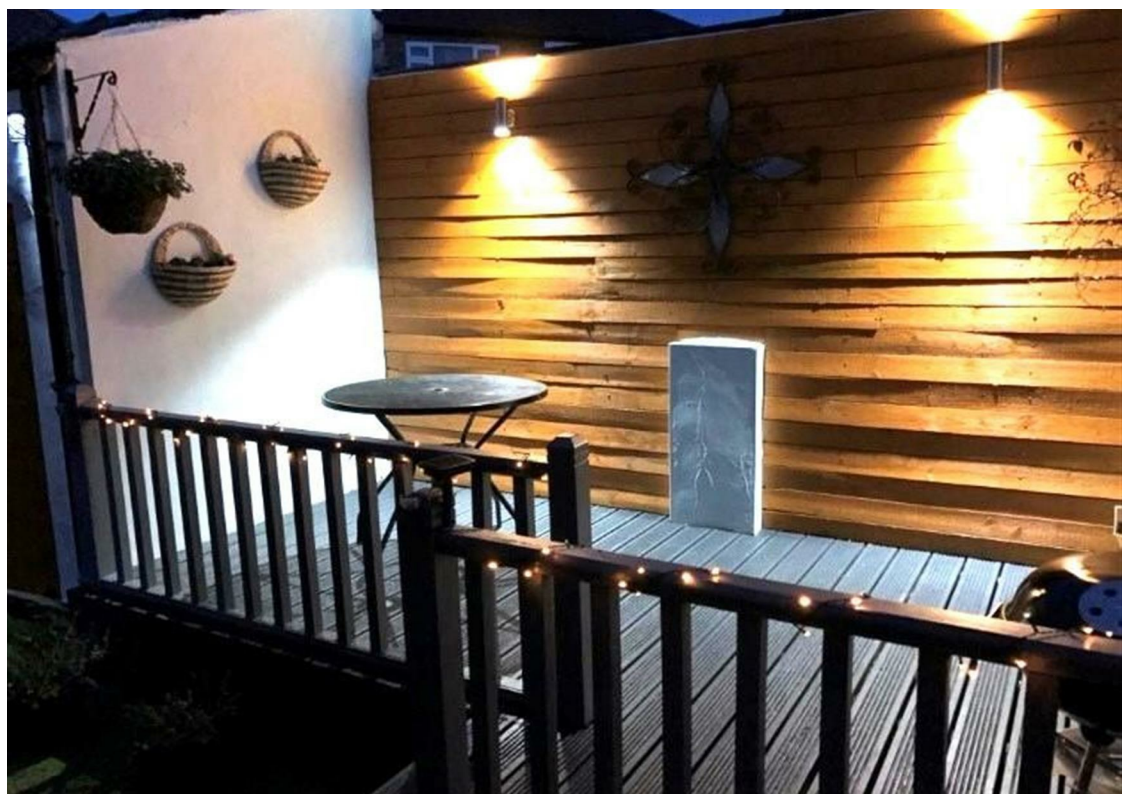
To the rear is an enclosed yard with artificial turf and a raised patio decked area together with a useful storage building with electric, to the front is a raised garden.

Queen Street is located within a short distance of Mills Hill Station and close to local shops, schools and transport links, including the motorway

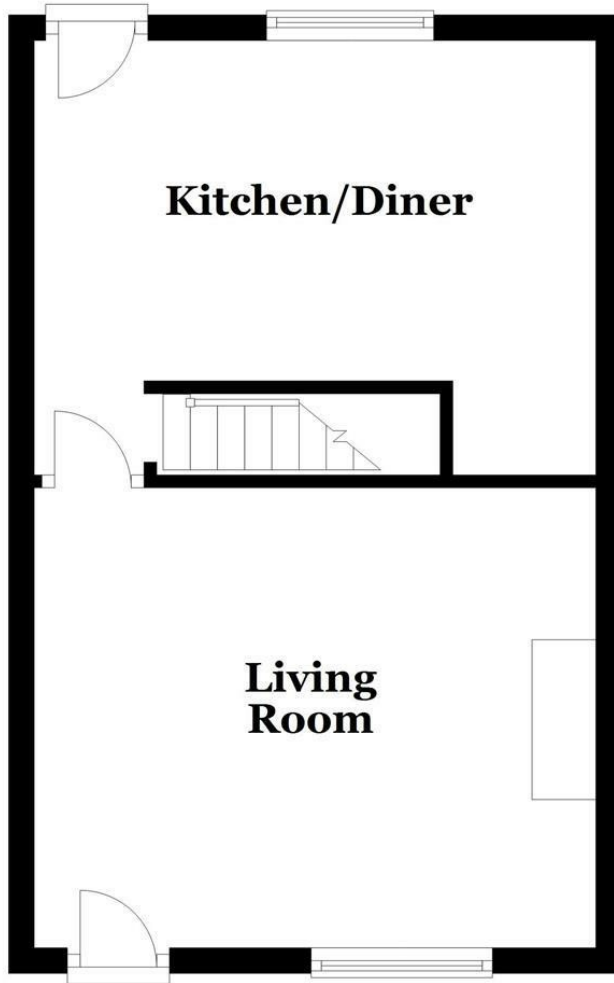
Viewing is highly recommended.

Tenure: Freehold
Council Tax: A
EPC Rating: D

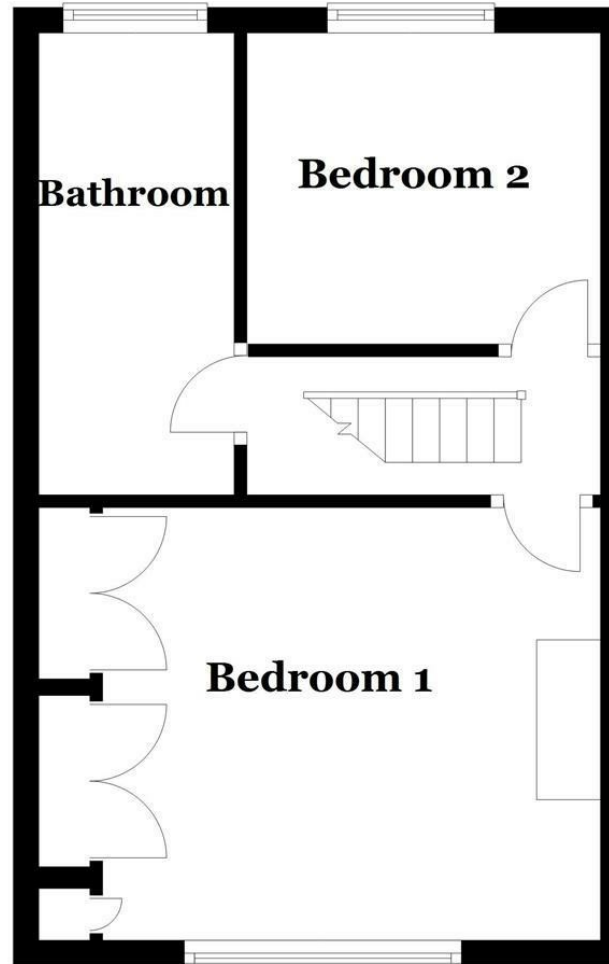




Ground Floor




First Floor



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 | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 65 | |
| (55-68) D | | | |
| (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

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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