

Hilton Walk, Middleton M24

- NO CHAIN
- ELEVATED POSITION
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- CLOSE TO MOTORWAY NETWORK
- FREEHOLD
- SPACIOUS THROUGHOUT
- DOWNSTAIRS WC
- READY TO MOVE INTO

Offers In Excess Of £170,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are pleased to present a charming three bedroom end of terrace house on Hilton Walk in Rhodes, Middleton, with the added benefit of being offered with no onward chain. This property is spacious throughout, making it an ideal starter home for a first time buyer or an excellent choice for a growing family.

Situated on an elevated plot, the house welcomes you with a hallway featuring a convenient downstairs WC and ample storage. The generously proportioned lounge seamlessly blends into an open plan dining room, featuring a floor to ceiling window that bathes the space in natural light and opens up to a well presented private rear patio area and side garden. Completing the ground floor is a well proportioned modern kitchen. Upstairs, you reach the first floor landing, which leads to two comfortable double bedrooms and a versatile third bedroom. The property also boasts a well appointed four piece family bathroom with a WC, hand wash basin, walk in shower and separate bath.

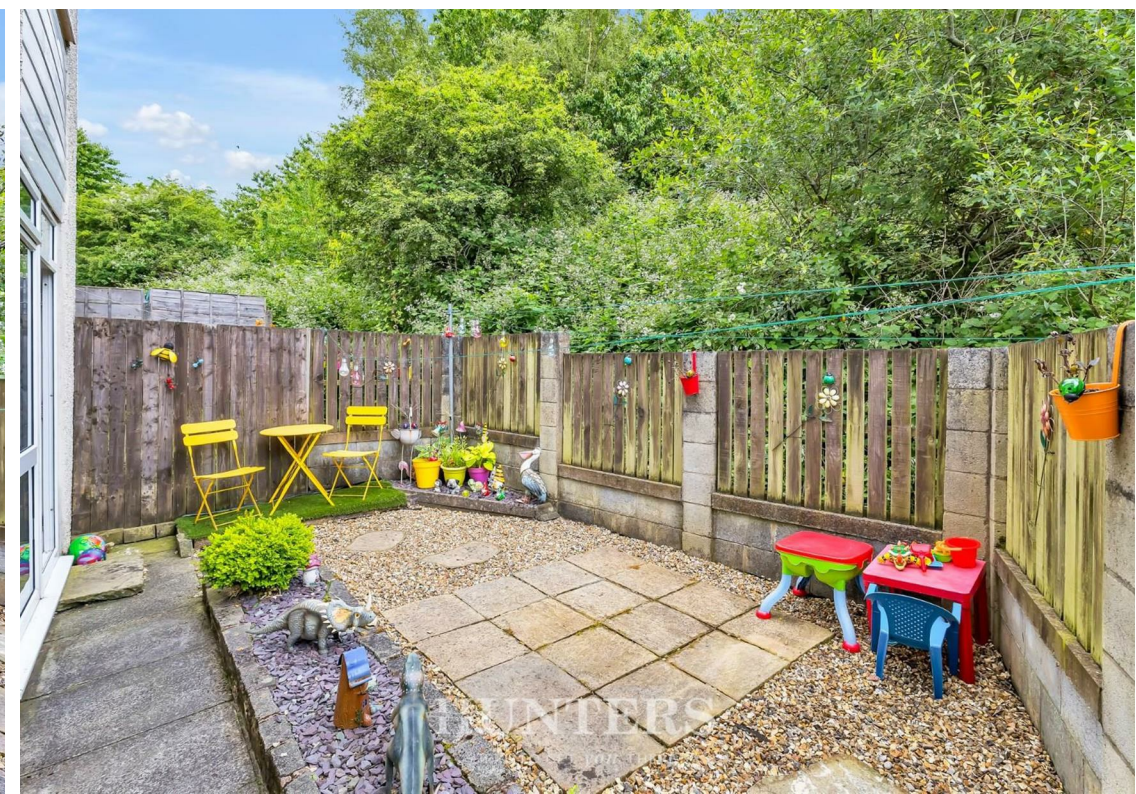
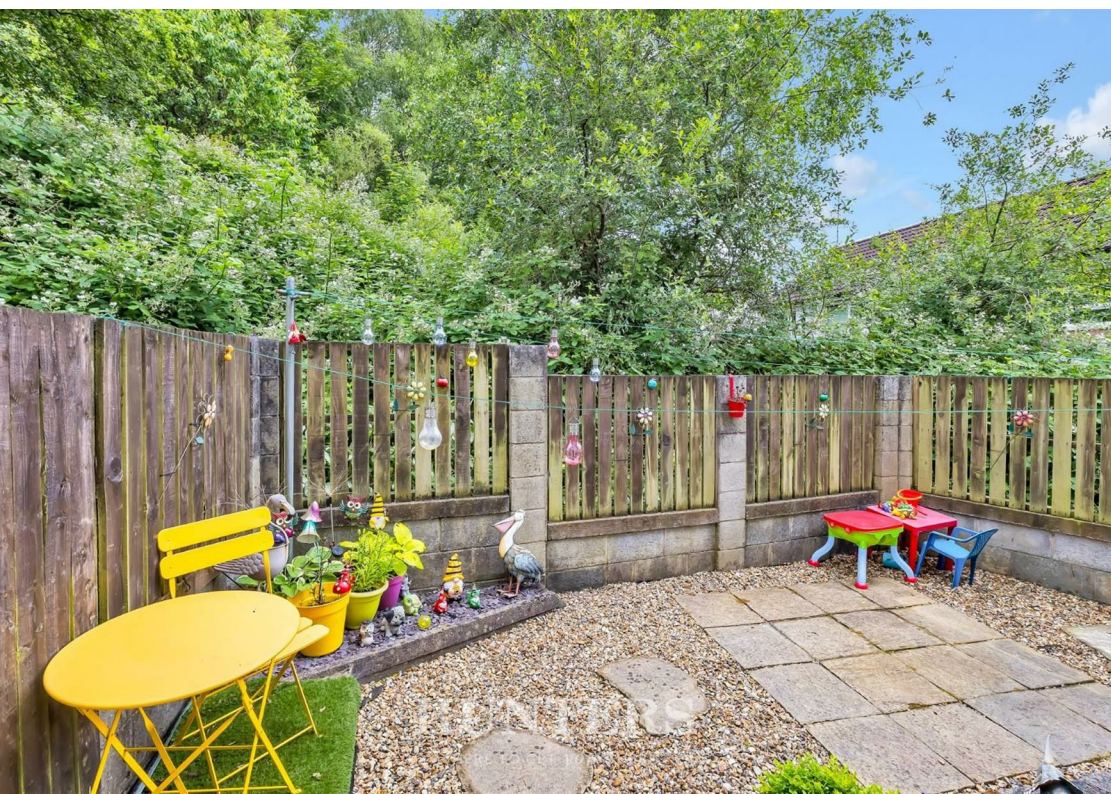
Externally, the property is approached by steps leading up from the on road parking area. The rear of the house features a well maintained patio area and a side garden.

Located within a sought after residential area, Hilton Walk provides convenient access to various local amenities, including shops, schools, and transport links, with the M60 motorway network in close proximity. For those who work or seek leisure in the city, Manchester City Centre is just approximately 6 miles away.

Viewing is highly recommended to appreciate the property on offer.

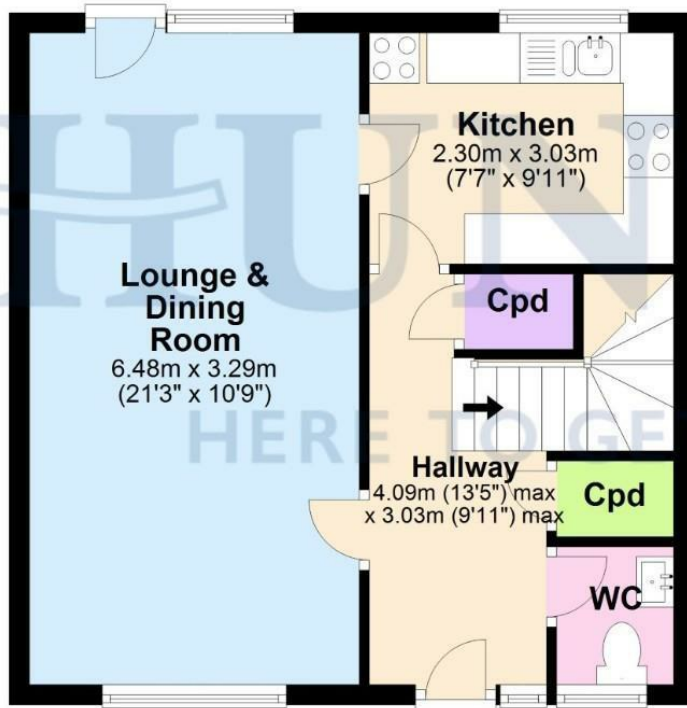
Tenure: Freehold
Council Tax Band: A
EPC Rating: C





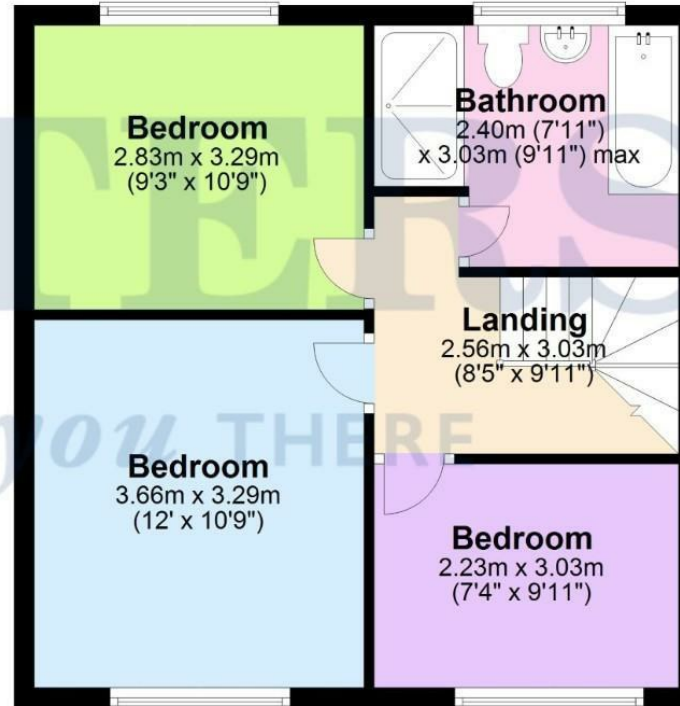
Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 83.9 sq. metres (903.1 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			 86 70
(81-91) B			
(69-80) C			
(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

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