

Green Lane, Middleton M24

- FREEHOLD
- IN NEED OF A PROGRAMME OF RENOVATIONS
 - CLOSE TO MIDDLETON TOWN CENTRE
 - CLOSE TO LOCAL SCHOOLS & COLLEGES
 - RECENTLY REWIRED
- OFF ROAD PARKING
- EXCELLENT POTENTIAL
- IDEAL FOR INVESTORS
- COUNCIL TAX BAND - A
- RECENTLY PLASTERED WALLS IN LOUNGE & BEDROOMS

Offers In Excess Of £160,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present for sale this three bedroom mid terraced property on Green Lane in Middleton. Whilst in need of a programme of renovation, this property offers an excellent opportunity for buyers seeking a project to customise to their own taste and create a perfect family home.

Upon entering, you are welcomed by an entrance hallway that leads into a spacious lounge. Adjacent to the lounge is a well proportioned open plan kitchen/dining room, which provides direct access to the private rear garden. Upstairs, you will find two generously sized double bedrooms, along with a third bedroom that is ideal for a child's room or an office space. Completing the upper level is a bathroom that includes a WC, shower over the bath and a hand wash basin.

Externally, the property features a private lawned patio garden at the rear, while parking is available on the driveway at the front of the house.

Situated in close proximity to Middleton Town Centre, this home benefits from being near local schools, shops, and amenities. It also boasts efficient transport links, including easy access to the motorway network, making it ideally positioned for a growing family seeking convenience and accessibility.

Early viewing is highly recommended, as this property is sure to attract significant interest after renovations. Do not miss the opportunity to transform this house into your dream home.

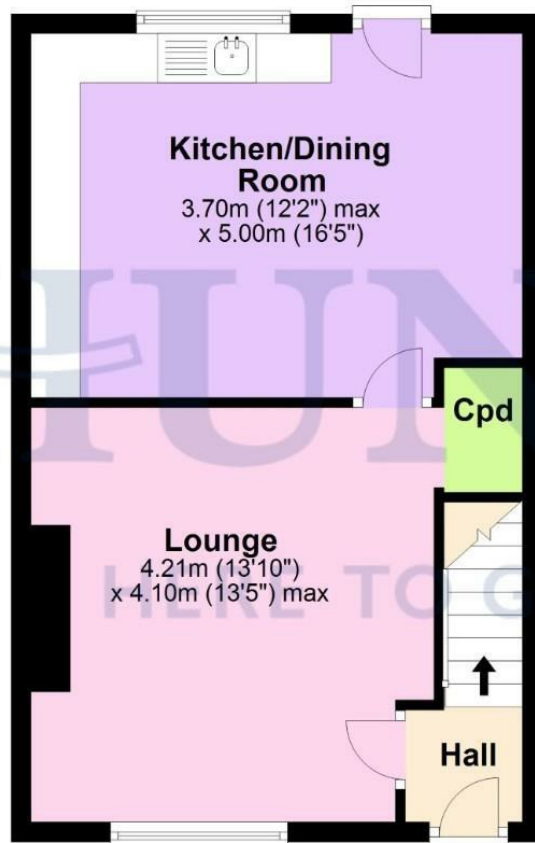
Tenure: Freehold
Council Tax Band: A
EPC Rating: D





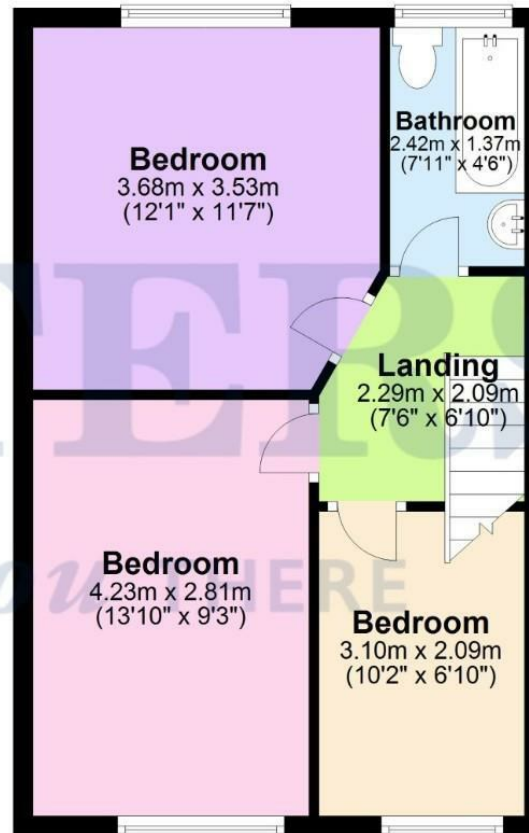
Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 80.0 sq. metres (861.5 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.



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		81
(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

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