



## Oxford Drive, Middleton M24

- SITUATED ON A QUIET CUL DE SAC
- OFF ROAD PARKING TO REAR
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- LOW MAINTENANCE REAR GARDEN
- FREEHOLD PROPERTY
- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- TWO DOUBLE BEDROOMS
- CLOSE TO MIDDLETON TOWN CENTRE
- READY TO MOVE INTO

**Offers In Excess Of £160,000**

**HUNTERS®**

HERE TO GET *you* THERE



Hunters proudly presents this two double bedroom mid terraced house situated on Oxford Drive in Boarshaw, Middleton, situated in a quiet cul-de-sac. well presented and ready to move into, this property is an ideal choice for first time buyers or landlords seeking an attractive yet affordable investment opportunity.

Upon stepping into the property, you're immediately welcomed by a spacious lounge area. This inviting space sets the tone for the rest of the home, offering a comfortable space. The kitchen/diner seamlessly combines modern aesthetics, offering practicality and ample storage options, a back door leads into the small rear paved garden which has a gate leading to the off road parking space.

Upstairs, you'll find two generously proportioned double bedrooms, each offering ample space. The shower room includes a WC and hand wash basin.

Externally, the property features a front garden, while the rear garden boasts a low maintenance, well kept patio area, providing a private and inviting outdoor space for residents to enjoy.

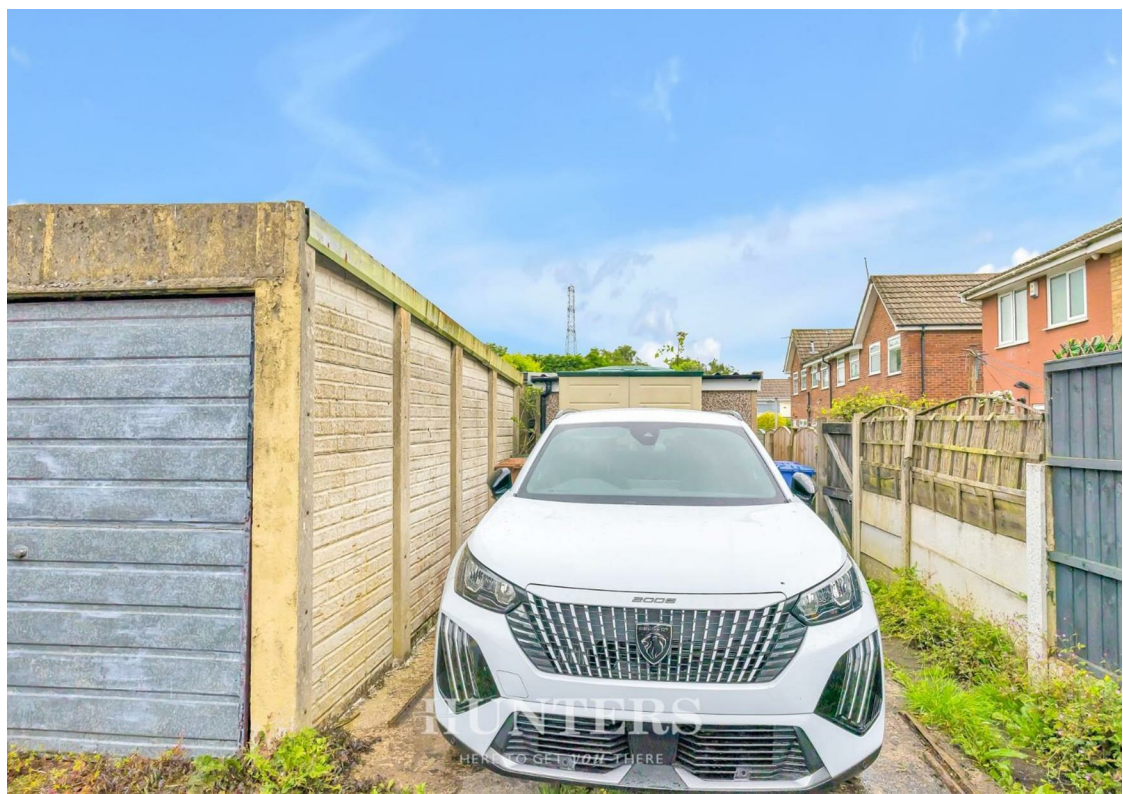
Oxford Drive benefits from a strategic location, with proximity to local schools, shops, amenities, and excellent transport links, including easy access to Middleton Town Centre, Manchester City Centre and the motorway network, making it an ideal choice for those seeking convenience.

Early viewing is strongly recommended to fully appreciate the charm and potential that this exceptional property has to offer.

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



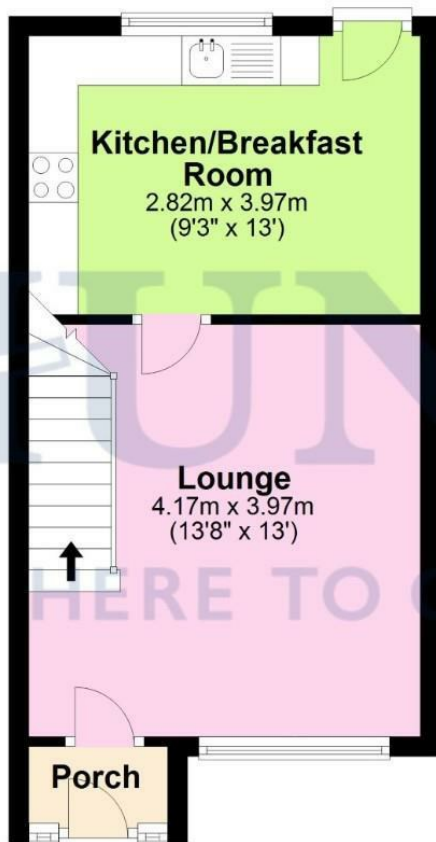






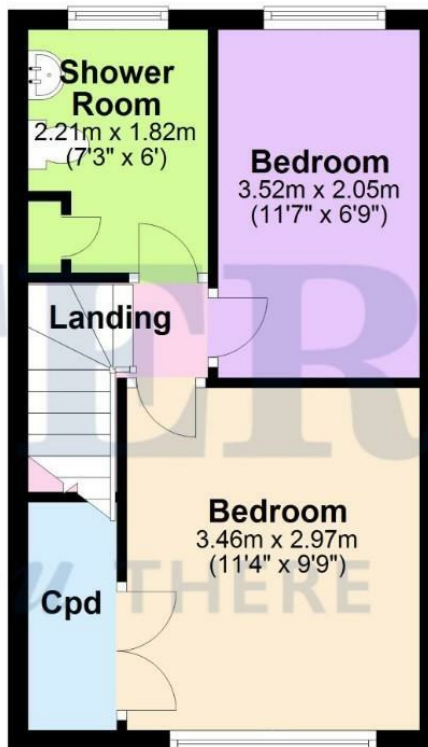
## Ground Floor

Approx. 29.3 sq. metres (315.9 sq. feet)



## First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.6 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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