



HUNTERS[®]
HERE TO GET *you* THERE



Nowell Court, Middleton, M24 6EY

Price £90,000

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Hunters are delighted to bring to market a one bedroom apartment, offered with no onward chain. Situated on the second floor of a well maintained residential block, the property boasts spacious and comfortable living accommodation, making it ideal for a first time buyer or someone looking to downsize.

Upon entering the apartment, you are greeted by a welcoming entrance hallway featuring ample storage cupboards. The apartment offers an open plan, well proportioned lounge/dining room. Adjacent to the lounge/dining room, the well equipped kitchen includes appliances, ample counter space, and storage options.

The spacious double bedroom is a standout feature, complete with fitted wardrobes that offer extensive storage solutions. Completing the apartment is a contemporary bathroom, fitted with fixtures and fittings.

Externally, the property benefits from well kept communal areas and gardens, providing a pleasant outdoor space for residents to enjoy. Additionally, private parking is available, adding to the convenience and appeal of this fantastic apartment.

Conveniently located, this apartment is just a short distance from a variety of local amenities, including schools and shops. Excellent transport links, including nearby bus routes and easy access to the motorway network, make commuting easy.

Don't miss out on this opportunity to secure this wonderful apartment. Viewing is highly recommended to fully appreciate the quality and potential this property has to offer.

Tenure: Leasehold – 125 years remaining on the lease

Ground Rent: N/A

Service Charge: £75.00 per month

EPC Rating: D

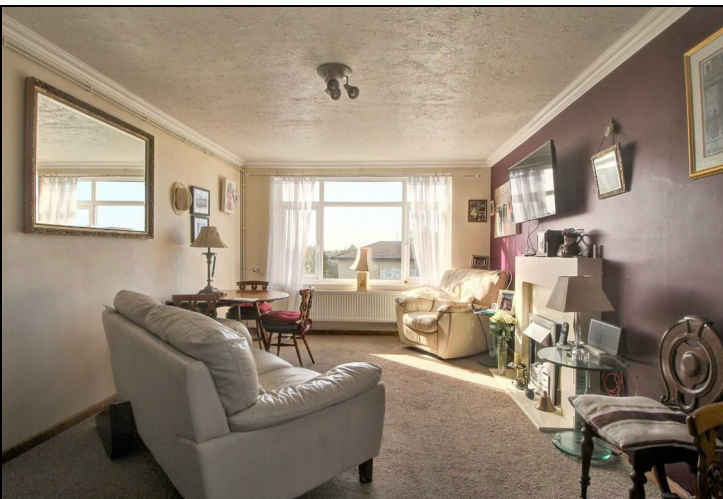
Council Tax Band: A

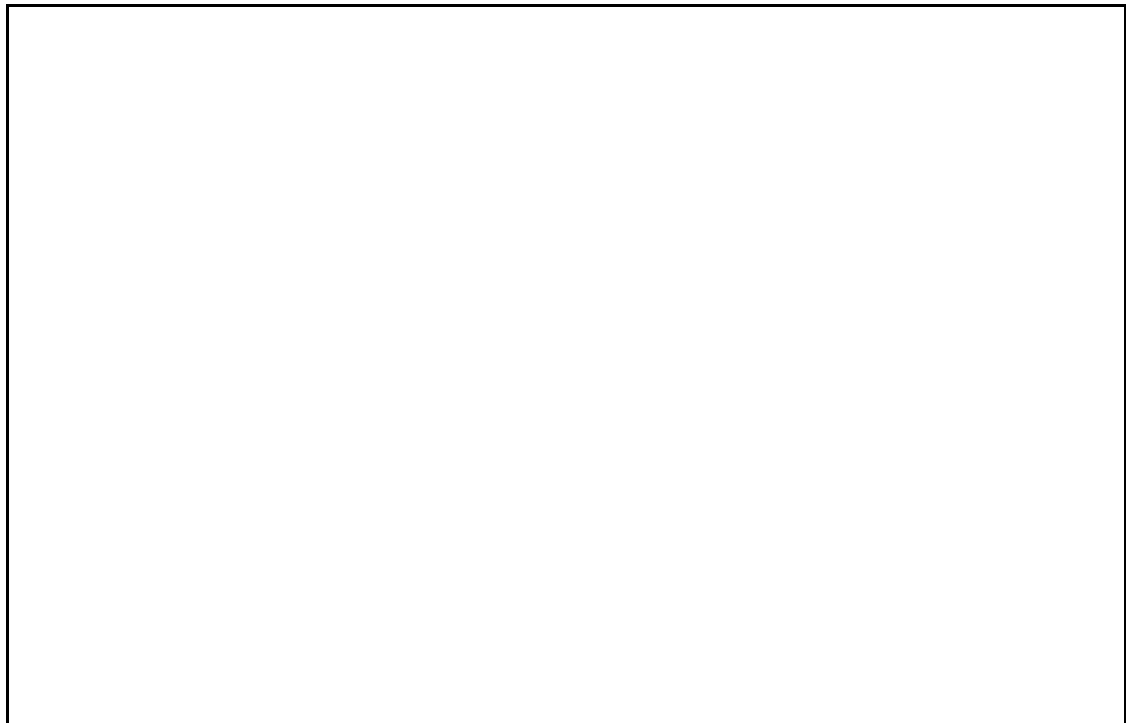
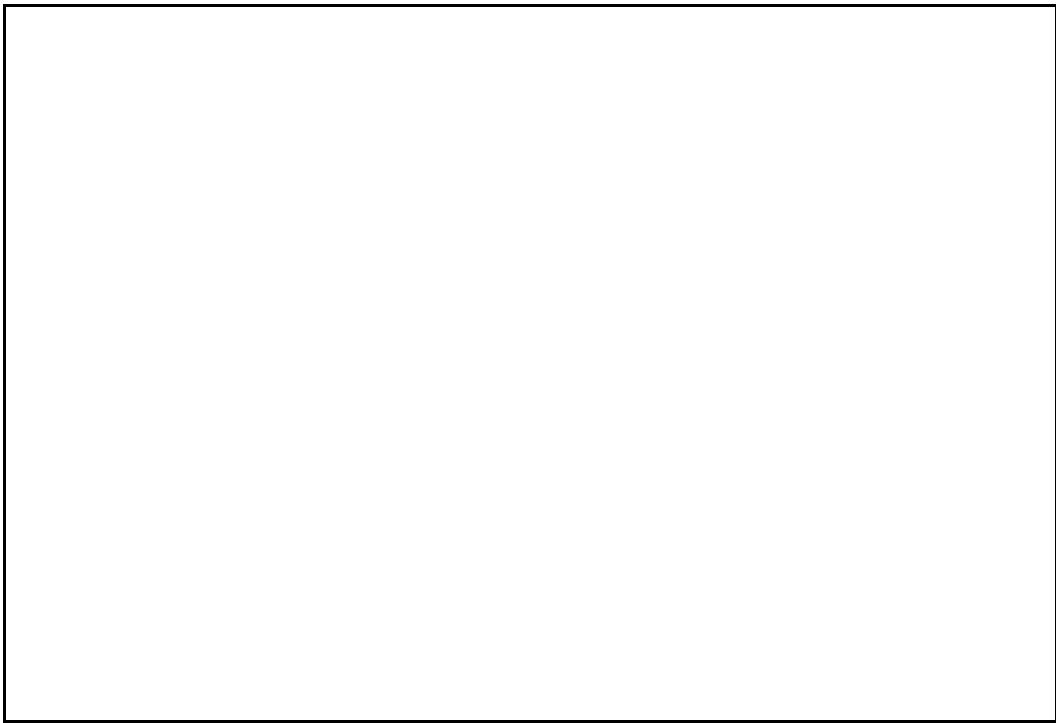
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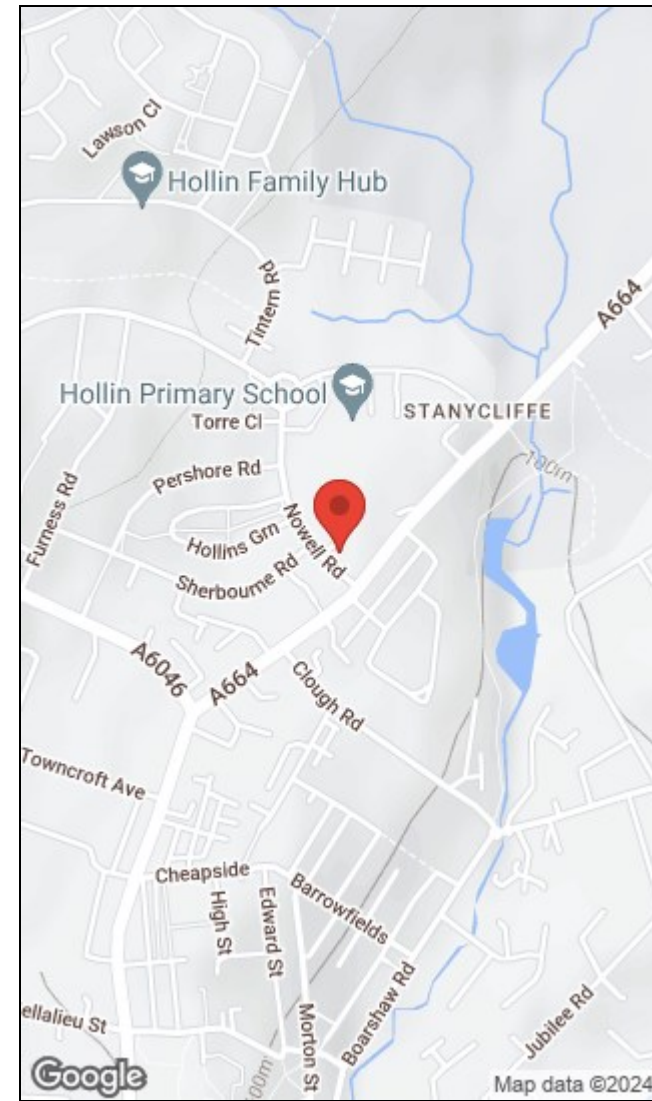
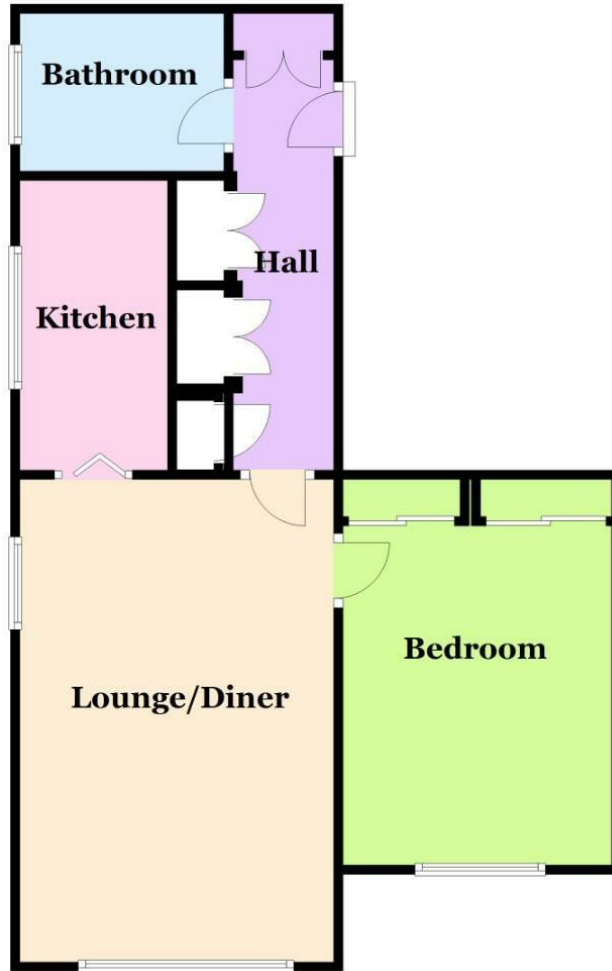
KEY FEATURES

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS
- CLOSE TO MIDDLETON TOWN CENTRE
 - GOOD SIZE ACCOMMODATION
 - POPULAR RESIDENTIAL BLOCK
 - LARGE COMMUNAL CARPARK
 - PLENTIFUL STORAGE OPTIONS
 - WELL KEPT COMMUNAL AREA'S





Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	
	55		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		
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