



Trinity Street, Middleton M24

- NO CHAIN
- RECENTLY RENOVATED MODERN MAISONETTE
 - CLOSE TO MIDDLETON TOWN CENTRE
 - IDEAL FOR FIRST TIME BUYERS
 - WHITE GOODS INCLUDED
- FREEHOLD
- OFF ROAD PARKING
- EXCELLENT LOCATION
- COUNCIL TAX BAND - A
- PARTLY FURNISHED & READY TO MOVE INTO

Asking Price - £115,000



Hunters are delighted to present this charming, recently renovated one bedroom maisonette located on Trinity Street in the popular Archer Park area of Middleton. Offered on a no chain basis, this property is ideal for first time buyers, those looking to downsize, and investors seeking to expand their portfolio.

Upon entering the property, you are welcomed into a well proportioned lounge, providing a cosy space for relaxation and entertainment. The ground floor is completed by a modern, newly fitted kitchen that includes a fitted washer/dryer and fridge freezer, which are staying as part of the sale. Additionally, the property is equipped with smoke alarms for added safety.

A set of spiral stairs leads from the lounge to the first floor landing, which opens up to a spacious bedroom and a newly fitted bathroom. The bedroom comes partly furnished with a wardrobe, TV, and small chairs, making it ready to move into.

To the front of the property, you will find convenient off road parking for several cars. Please note, there is no rear garden.

Trinity Street is situated on the outskirts of Middleton, in close proximity to local schools, shops, and excellent transport links, including the motorway network. Middleton Town Centre is also nearby, offering a range of amenities and services for residents to enjoy.

This property is partly furnished and ready to move into, making it an excellent opportunity for the right buyer. Viewing is highly recommended to fully appreciate all it has to offer.

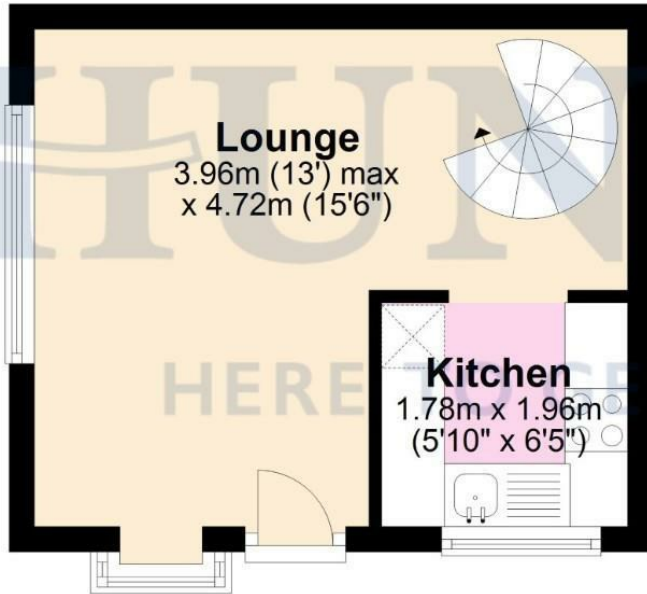
Tenure: Freehold
EPC Rating: D
Council Tax Band: A





Ground Floor

Approx. 18.8 sq. metres (202.3 sq. feet)



First Floor

Approx. 18.7 sq. metres (201.2 sq. feet)



Total area: approx. 37.5 sq. metres (403.5 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			
(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	
		63	76

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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>