



## Phyllis Street, Middleton M24

- NO CHAIN
- EASILY MAINTAINED GARDEN
- BEAUTIFUL PRESENTED
- READY TO MOVE INTO
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- DRIVEWAY
- MODERN KITCHEN AND BATHROOM
- WELL RESPECTED SCHOOLS CLOSE BY

Offers Over £200,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters proudly present a fantastic opportunity to purchase this charming and spacious three bedroom terraced house on Phyllis Street in Middleton, offered with no onward chain. This property has been modernised with a desirable kitchen and boasts many desirable features, such as spacious rooms and an easily maintained garden, making it an ideal starter home for first time buyers or a perfect choice for a growing family.

The property has an expansive driveway with enough space for a large car. When entering the property, you're greeted by a spacious Livingroom which leads into the kitchen/dining room that has been modernised and has an island used as a dining table. Upstairs, the first floor landing leads to two double bedrooms and a well presented bathroom. Lastly, the second floor has a third bedroom/ attic space offering more space in the property.

Outside, the property greets you with a generously sized patio/artificial grass garden area. This area is ideal for outside space to relax and enjoy the sunshine.

Located within a sought after residential neighborhood, Phyllis Street offers convenient access to various local amenities, including shops, schools, and transport links, with the M60 motorway network in close proximity. Manchester City Centre is approximately 6 miles away.

Viewing is highly recommended to fully appreciate the size and features of this property.

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





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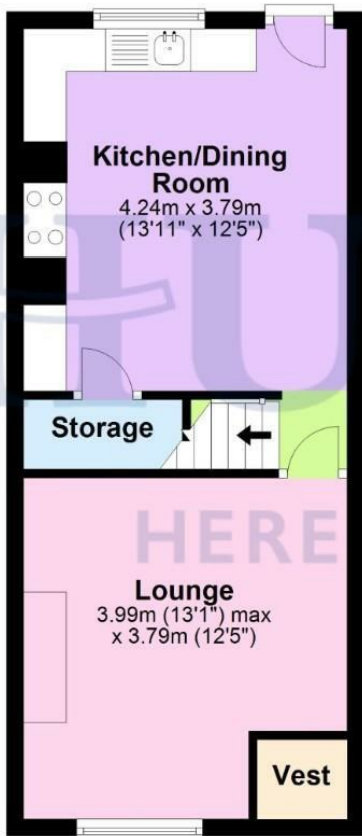
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### Ground Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



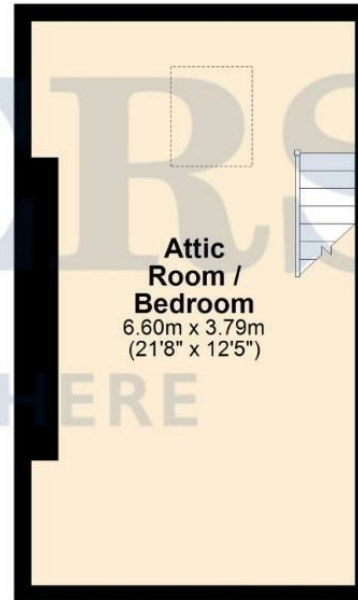
### First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



### Second Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>63</b>	
(55-68) <b>D</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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