



## Borrowdale Road, Middleton M24

- FREEHOLD
- NO CHAIN
- EASILY MAINTAINED GARDEN
- CLOSE TO MIDDLETON TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS
  - OFF ROAD PARKING
- IN NEED OF SOME MODERNISATION
- COUNCIL TAX BAND A

Offers In Excess Of £160,000



Hunters are thrilled to introduce for sale this three bedroom mid terrace property located on Borrowdale Road in Middleton. Boasting immense potential for modernisation, this home presents a blank canvas for buyers with a vision to put their own stamp on the property. Ideal for first time homeowners and available with no onward chain.



Upon entry, you're greeted by a spacious hallway leading into an expansive lounge. Adjacent lies the well appointed kitchen/dining area, offering ample space, with convenient access to the meticulously maintained back patio area and additional storage at the back of the house. Upstairs, you'll find three generously sized double bedrooms and a conveniently located shower room, walk in shower, and hand wash basin, completes this level, ensuring practicality and comfort for everyday living.



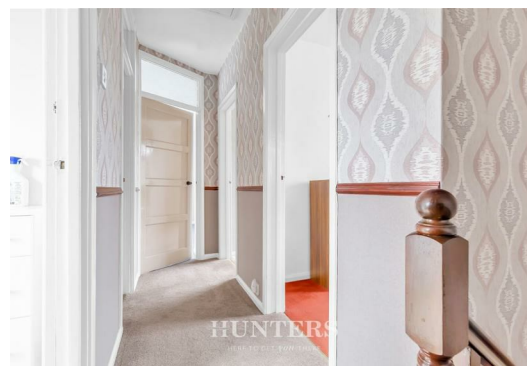
Externally, the front of the property boasts a spacious driveway wide enough for a large car. The rear of the residence reveals a meticulously maintained, sizable patio with a private aspect, offering an idyllic setting for families to enjoy.



Positioned within proximity to Middleton Town Centre, residents benefit from easy access to an array of local amenities, shops, and excellent transport links, ensuring convenience and connectivity. Furthermore, the presence of reputable schools enhances the area's appeal as a family friendly locale.

Early viewing is highly recommended to fully appreciate the potential and charm of this property.

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





## 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.

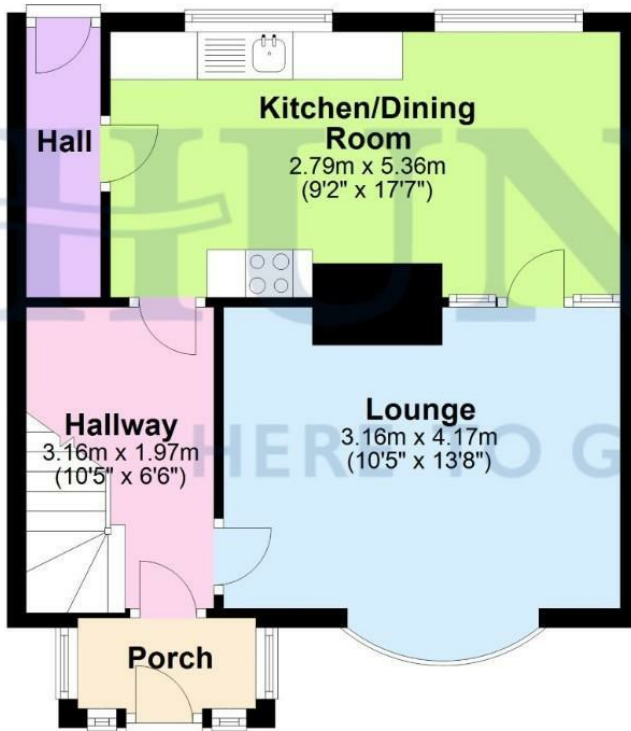
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

### Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



### First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 85.7 sq. metres (922.7 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.



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