



## Tennyson Road, Middleton M24

- FREEHOLD
- IMMACULATELY PRESENTED
- LOW MAINTENANCE PRIVATE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- READY TO MOVE INTO
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- EPC - C

Asking Price £210,000

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



Hunters proudly present this immaculately maintained and modern three bedroom mid terraced home on Tennyson Road, Middleton. This property is move in ready, making it an excellent choice for first time buyers seeking a stylish starter home in a established location.

Upon entering the property, you are welcomed by a hall that leads into a generously sized lounge, bathed in natural light. The adjacent kitchen/dining room is tastefully designed with Quartz worktops and features French doors that open onto a private, low maintenance rear garden with a decked patio, ideal for outdoor dining and entertaining.

Upstairs, you'll find two beautifully presented double bedrooms, along with a versatile third bedroom that can serve as a child's room or home office. The modern shower room is equipped with a walk in shower, WC, and hand wash basin, offering a sleek and contemporary finish with under floor heating.

Additional benefits include off road parking at the front of the property and a secluded, easy to care for garden at the rear, perfect for relaxing or hosting guests.

Tennyson Road in Middleton is situated in a popular residential area known for its convenient location. Close to Middleton Town Centre, this road offers residents easy access to a variety of local amenities and well regarded schools, making it an ideal place to call home. The area is well connected, with excellent transport links to Manchester city centre and surrounding areas, the nearby M60 motorway provides quick access to major routes, while regular bus services offer convenient public transportation options.

A viewing is highly recommended to appreciate all the property has to offer.

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



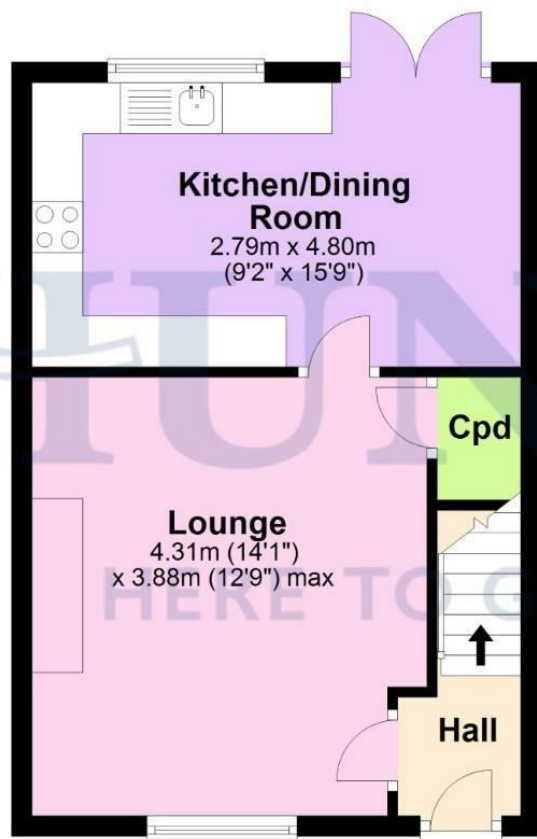






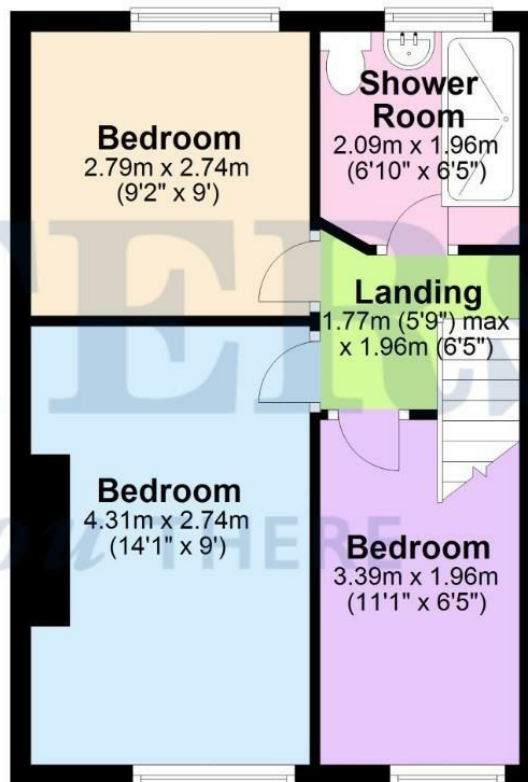
## Ground Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 69.1 sq. metres (743.4 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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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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