



Morton Street, Middleton M24

- IDEAL FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGHOUT
- GENEROUSLY SIZED BEDROOMS
 - EXCELLENT LOCATION
- CLOSE TO MIDDLETON TOWN CENTRE
- EASILY MAINTAINED PAVED GARDEN
 - OPEN PLAN KITCHEN
 - COUNCIL TAX BAND A

Offers Over £145,000



Hunters are delighted to present this charming two bedroom end terraced house for sale, situated on Morton Street in Middleton. Boasting a perfect blend of comfort and practicality, this property is an attractive prospect for first time buyers, landlords, or individuals seeking to downsize.

Upon entering, you'll be welcomed by a spacious and bright lounge area, perfect for a family. The room is well lit with natural light, creating a warm and inviting atmosphere. The layout flows seamlessly into the spacious kitchen with plentiful storage and space for an Island. From here, you can access the rear garden, a paved outdoor area.

Upstairs, the generously sized master bedroom offers a comfortable retreat. The second bedroom is versatile and can be used as a child's room, guest room, or even a home office, catering to your needs. A modern family bathroom, fitted with contemporary fixtures, completes the first floor, ensuring convenience and comfort for all.

The rear paved garden is a low maintenance space, ideal for those who prefer a tidy and easy to manage outdoor area.

Situated in close proximity to Middleton town centre, this home offers easy access to a variety of amenities, including shops, schools, and services. The location is further enhanced by convenient transport links, including the motorway network, making commuting and travel straightforward.

Viewing is highly recommended to fully appreciate what this home has to offer. Don't miss your chance to make it your own.

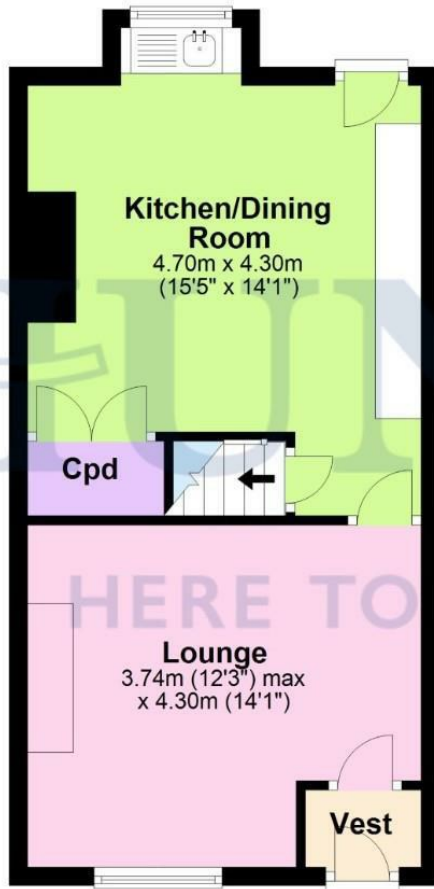
Tenure: Leasehold - 874 years remaining.
Ground Rent: Roughly £1.11 per annum
EPC: D
Council Tax Band: A





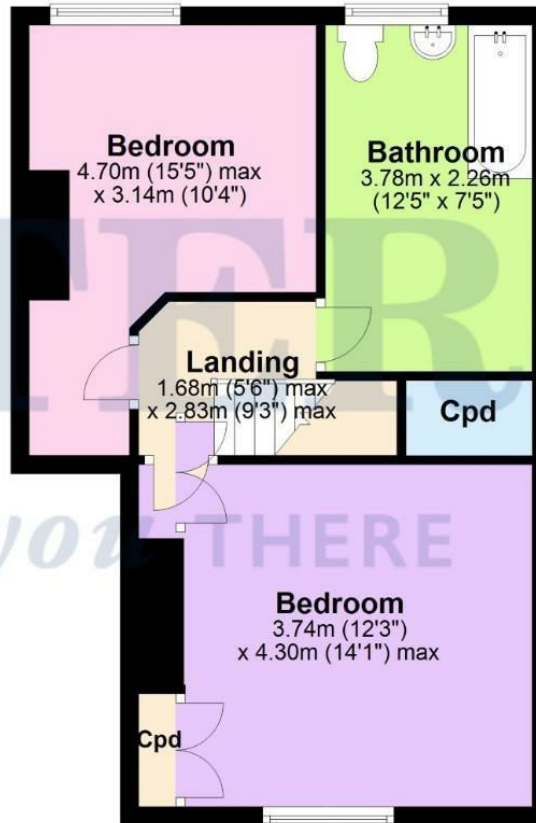
Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 79.9 sq. metres (860.1 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) A			85
(81-91) B			
(69-80) C		65	
(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

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