

## Ash Street, Middleton, M24

- NO CHAIN
- IN NEED OF RENOVATION
- POPULAR LOCATION
- PRICED ACCORDINGLY
- CLOSE TO REPUTABLE LOCAL SCHOOLS
- LOTS OF POTENTIAL
- TWO DOUBLE BEDROOMS
- SHORT DISTANCE TO MIDDLETON
  - COUNCIL TAX BAND B
- EASY ACCESS TO MOTORWAYS

**Asking Price £170,000**

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Hunters are delighted to offer for sale this three bedroom semi-detached house which presents a fantastic opportunity. Priced to reflect its renovation needs, this property is full of potential and awaits your personal touch. Located in Middleton, the property is in close proximity to reputable schools and motorways.

As you enter, you're welcomed into a spacious lounge bathed in natural sunlight, setting a warm tone for the home. This inviting space seamlessly transitions into an open-plan kitchen and dining room, ideal for family gatherings and entertaining. The kitchen features sliding doors that lead out to a generous garden, perfect for outdoor living.

Upstairs, you'll find two generously sized double bedrooms, each filled with light, along with a cozy single bedroom—ideal for children, guests, or a home office. The bathroom is equipped with a bath and overhead shower.

To the front, the property boasts a stoned garden, providing low-maintenance appeal and a welcoming entrance. With its prime location and ample space, this house is an exciting prospect for anyone looking to invest in a renovation project. Don't miss out on the chance to transform this property into your ideal home!

Viewing is highly recommended to fully appreciate the quality and convenience this property offers.

Tenure: Leasehold - 908 years remaining  
Ground Rent: £3.50  
Council Tax Band: B  
EPC Rating: TBC





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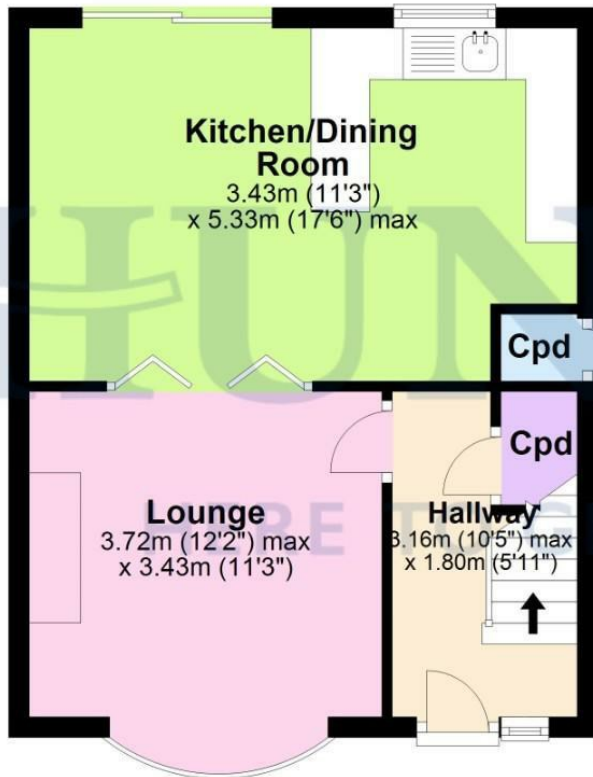
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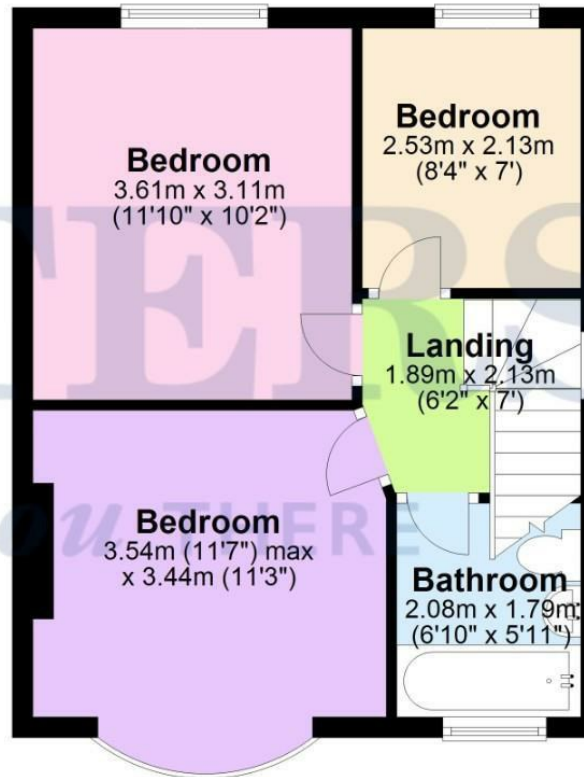
## Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 72.0 sq. metres (775.0 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>			
(81-91) <b>B</b>			
(69-80) <b>C</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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