



## Easby Road, Middleton, Manchester

- FREEHOLD
- POTENTIAL FOR OFF ROAD PARKING
  - MODERN THROUGHOUT
  - CLOSE TO LOCAL AMENITIES
- LARGE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
  - TWO DOUBLE BEDROOMS
  - COUNCIL TAX BAND A

**Offers In Excess Of £180,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are delighted to present for sale this modern two bedroom semi-detached property on Easby Road, Middleton. This charming home is an ideal opportunity for first-time buyers looking to step onto the property ladder.

Upon entering, you are welcomed by a hallway leading into a spacious, open-plan kitchen and dining area. The modern kitchen is perfect for everyday cooking and dining. Adjacent to the kitchen is a well appointed lounge, offering ample living space with windows at both ends, allowing natural light to flow throughout the room.

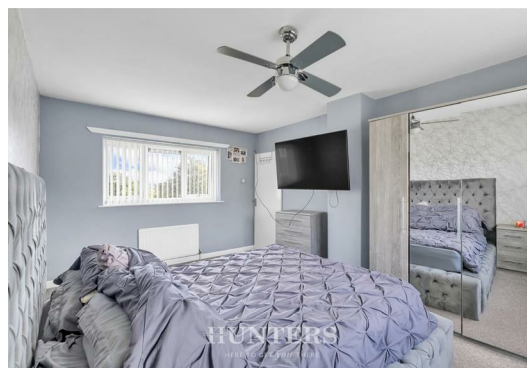
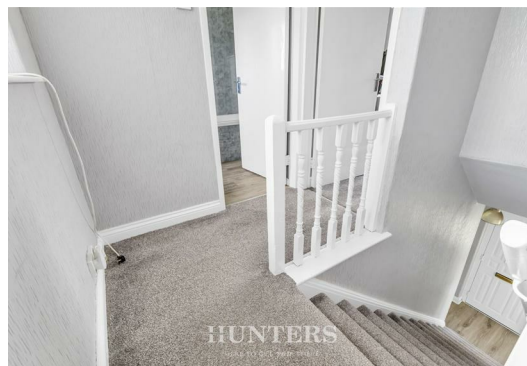
Upstairs, the property boasts two generously sized double bedrooms, both offering comfort and space. Completing this level is a modern bathroom featuring a WC, hand wash basin, and bath with shower, combining style and practicality for everyday living.

Externally, the front of the property features a well-maintained garden, with the potential to create a driveway (subject to planning consent), as seen in neighbouring properties. The large, private rear garden is laid to lawn and offers an excellent space for outdoor enjoyment, perfect for families or those who love to entertain.

Conveniently located close to Middleton Town Centre, this home benefits from a wide range of local amenities, shops, and excellent transport links. Reputable schools such as Hollin Primary School are also nearby, making it an appealing choice for families.

We highly recommend an early viewing to appreciate the full potential and charm of this property.

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









## 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.

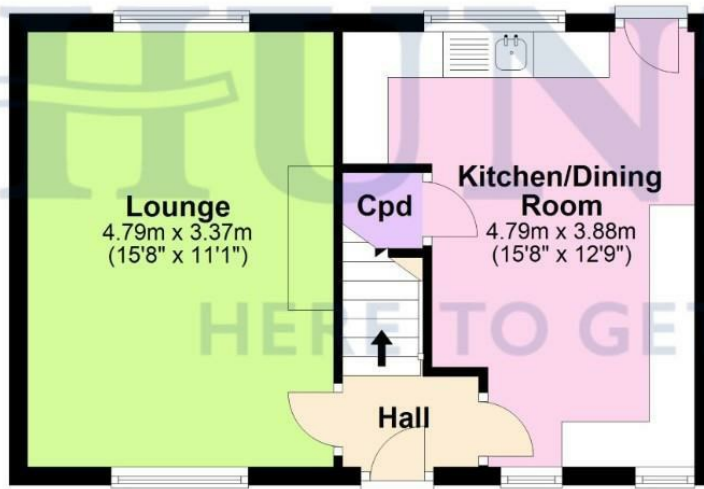
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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

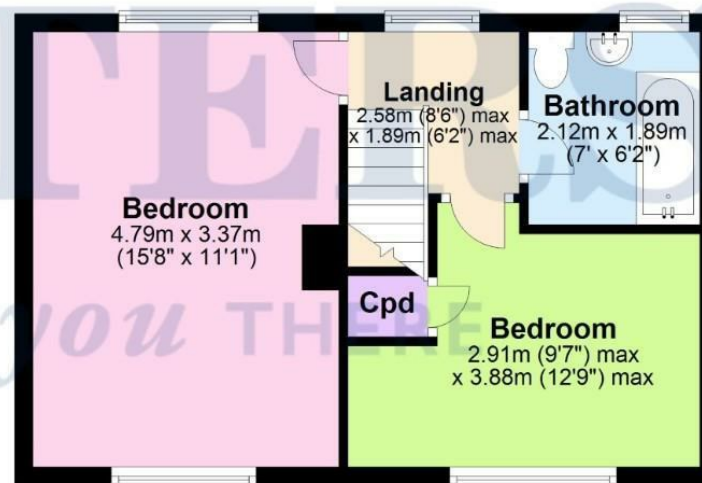
### Ground Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



### First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 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.



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