



## Grey Street, Middleton M24

- LEASEHOLD
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO MIDDLETON TOWN CENTRE
- COUNCIL TAX BAND A
- ATTIC ROOM WITH FIXED STAIRCASE
- OPEN PLAN KITCHEN DINING ROOM
- WELL PRESENTED THROUGHOUT
- EPC RATING C

**Price £180,000**

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

Hunters are thrilled to present this charming two bedroom mid terrace house with an additional fixed staircase attic room, located on Grey Street in Middleton. Offering a perfect balance of comfort and practicality, this property is an ideal choice for first-time buyers, landlords, or those looking to downsize.

Upon entering, you'll find a spacious and bright lounge filled with natural light, enhanced by a cozy log burner that adds warmth and charm. The layout flows effortlessly into a well-equipped kitchen/dining area, providing ample storage and space.

Upstairs, the master bedroom offers a comfortable retreat, while the versatile second bedroom can be adapted to suit your needs, whether as a child's room, guest space, or home office. A modern family bathroom featuring a corner bath, separate shower, WC, and hand wash basin completes the first floor. A fixed staircase leads to the attic room, a versatile space with a Velux window allowing plenty of natural light.

Additional features include street parking, a small front paved garden adding kerb appeal, and a low maintenance rear yard perfect for those seeking an easy to manage outdoor area. Located close to Middleton town centre, the property offers easy access to local shops, schools, and services, with excellent transport links, including the motorway network, making commuting simple and convenient.

Viewing is highly recommended to appreciate the full potential of this home.

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





## 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.

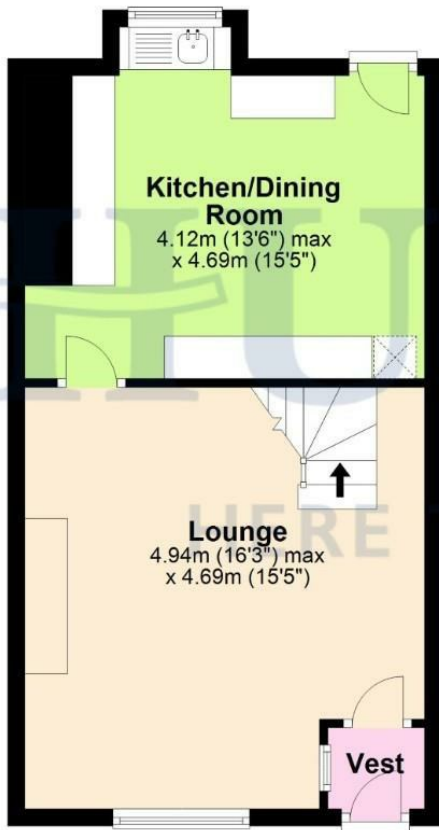
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		75	87

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

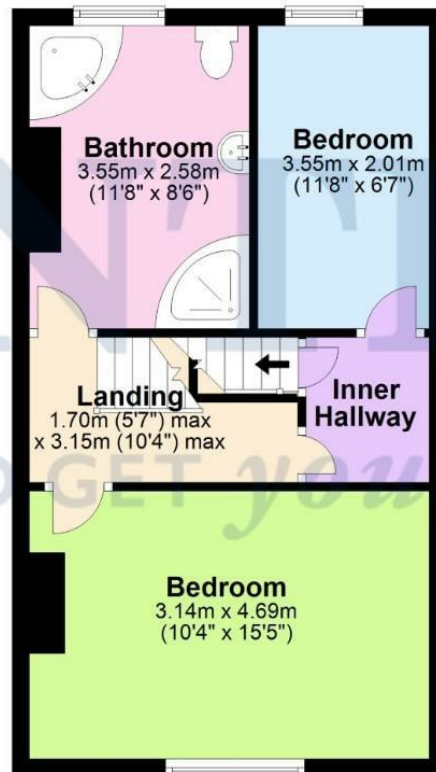
### Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



### First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



### Second Floor

Approx. 20.0 sq. metres (215.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.8 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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