



Green Street, Middleton, Manchester

- NO CHAIN
- CLOSE TO MILLS HILL TRAIN STATION
- WELL PRESENTED THROUGHOUT
- CLOSE TO MIDDLETON TOWN CENTRE
- TWO DOUBLE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- COUNCIL TAX BAND - A
- EXCELLENT OPPORTUNITY

Price £160,000

HUNTERS®
HERE TO GET *you* THERE

Hunters proudly presents this inviting two double bedroom mid terraced house nestled on Green Street in Middleton. Ideal for first time buyers or landlords seeking an attractive yet affordable property.

Upon stepping into the hallway, you're greeted by a bright lounge area that sets a welcoming tone. The kitchen/diner showcases a blend of style and functionality that seamlessly connects to the rear garden, perfect for indoor/outdoor living. Upstairs, you'll discover two generously proportioned double bedrooms, offering ample space. The spacious family bathroom finishes the first floor.

Outside, the rear garden boasts an easily maintained patio area.

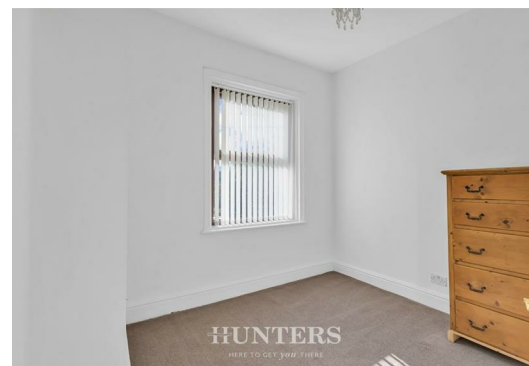
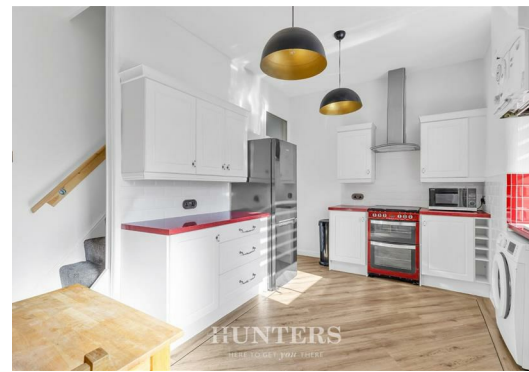
Green Street enjoys a strategic location, benefiting from proximity to local schools, shops, amenities, and excellent transport links, including easy access to the motorway network and Mills Hill train station, ensuring seamless connectivity.

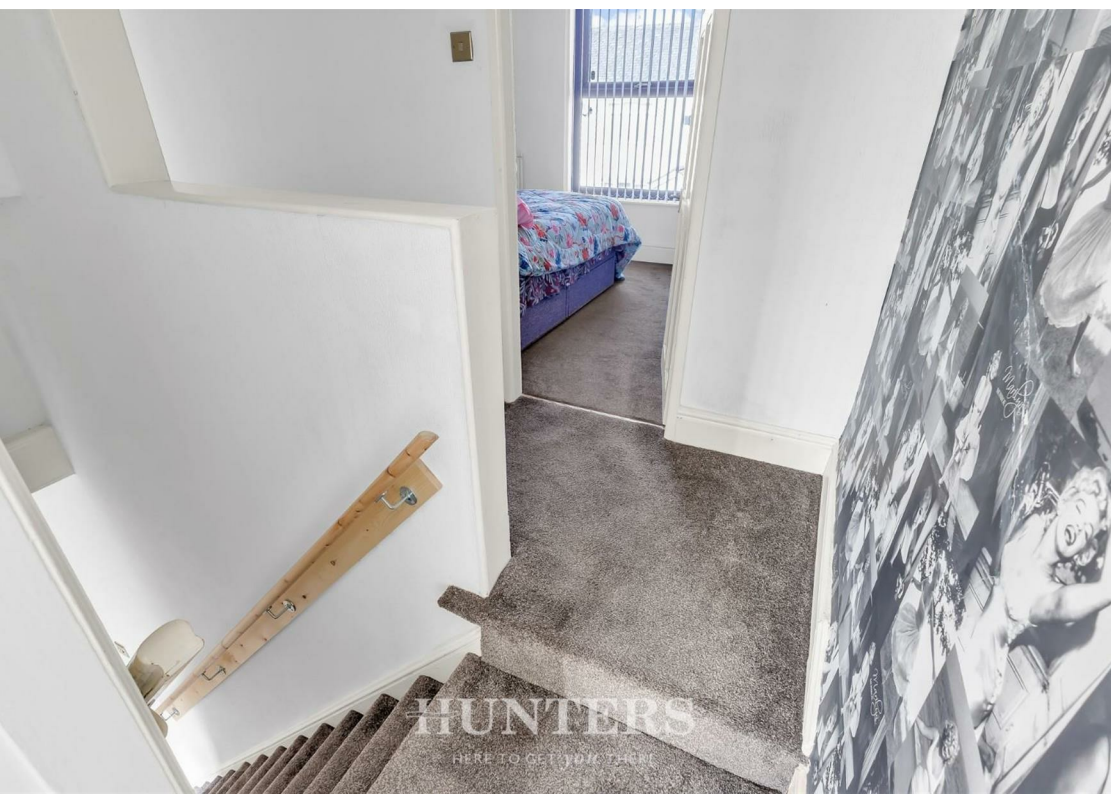
Early viewing is strongly recommended to fully appreciate its charm and potential.

Tenure: Leasehold (867 Years Remaining)

EPC: C

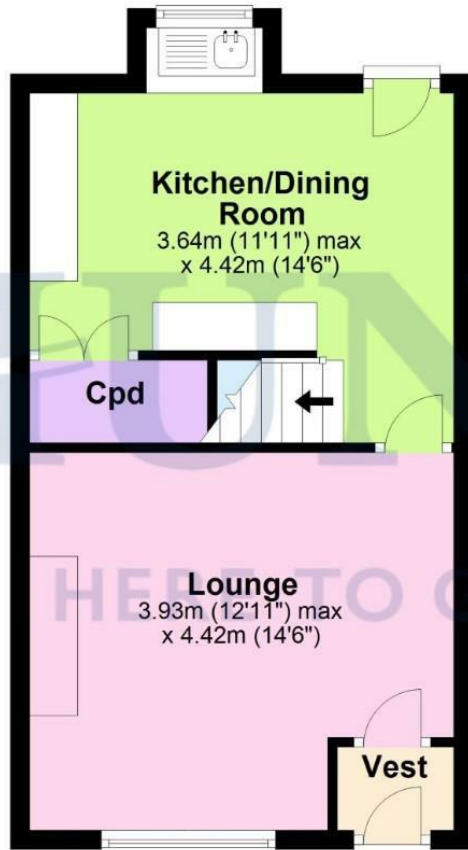
Council Tax Band: A





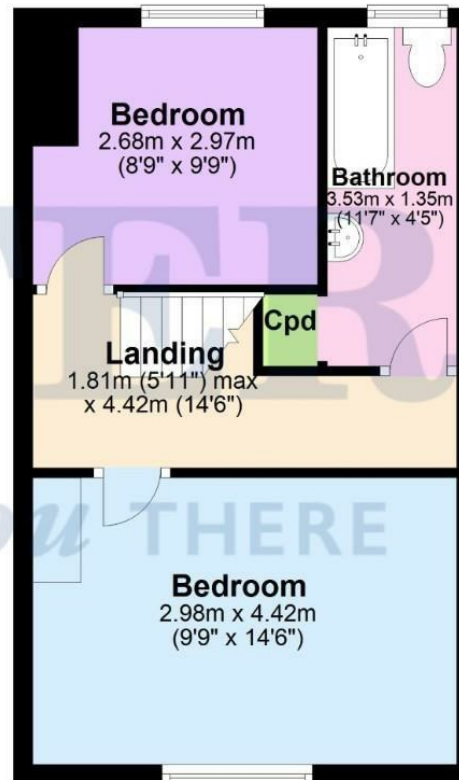
Ground Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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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