



Exeter Court, Market Street, Middleton M24

- POPULAR DEVELOPMENT ON EXETER COURT
- CLOSE TO MIDDLETON TOWN CENTRE
- EXCELLENT PARKING FACILITIES
- TWO DOUBLE BEDROOMS
- THIRD/TOP FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- WELL MAINTAINED COMMUNAL GARDENS
- COUNCIL TAX BAND - A

Offers In Excess Of £115,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present this well presented third/top floor apartment in the highly sought after Exeter Court development, offering an excellent opportunity for first time buyers or those looking to downsize. Situated in a prime location near Middleton town centre, this no chain property combines comfort and convenience.



The apartment features a bright, open plan lounge and kitchen area with a breakfast bar, creating a warm and inviting space filled with natural light. Both double bedrooms are generously proportioned, providing versatility and room to relax. The well appointed bathroom includes a WC, hand wash basin, and a shower over the bath, completing the home with functionality and style.



Exeter Court is set within beautifully maintained communal gardens, providing a serene outdoor space for residents to enjoy. Ample parking facilities ensure convenience for homeowners and guests, adding to the appeal of this fantastic development.



Located just off Market Street, the property offers effortless access to Middleton town centre, where a variety of shops, supermarkets, and excellent public transport links await, making it a perfect choice for modern living.

This outstanding property is a must see. Schedule your viewing today and discover the lifestyle Exeter Court has to offer!

Tenure: Leasehold (845 years remaining)

Ground Rent: £35 per annum

Service Charge: £50 per month

Council Tax Band: A

EPC Rating: D





Third Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



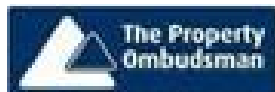
Total area: approx. 53.3 sq. metres (573.4 sq. feet)

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.

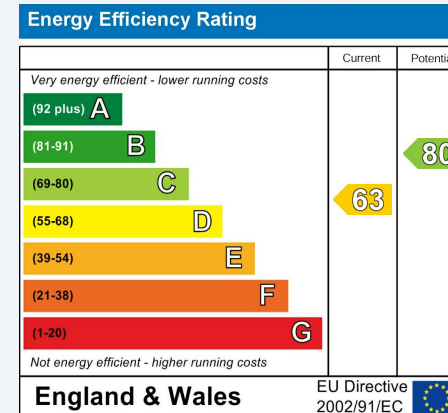
Viewing

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.



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.



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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