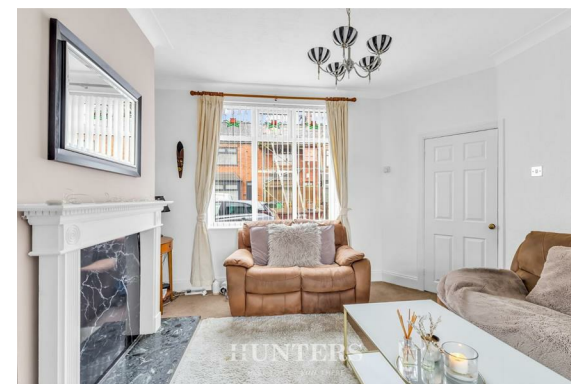




## Jubilee Road, Middleton M24

- FREEHOLD
- GARAGE
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- TWO DOUBLE BEDROOMS
- EXTENDED TO THE SIDE
- PRIVATE TIERED REAR GARDEN
- SPACIOUS OPEN PLAN LIVING
- POPULAR RESIDENTIAL AREA

Asking Offers Over £180,000

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

Hunters are delighted to present this well maintained, extended two bedroom end of terrace home on Jubilee Road, Middleton. Ideally situated in a sought after location close to local amenities, this property is perfect for first time buyers or those looking to downsize into a comfortable, easy to manage family home.

Upon entering, you're welcomed into a hall leading to a spacious open plan lounge and dining area. The dining space features French doors that open onto a beautifully kept, tiered rear garden with a decked patio, perfect for relaxing or entertaining. Adjacent to the dining area is an extended kitchen offering additional space and functionality, along with convenient internal access to the garage.

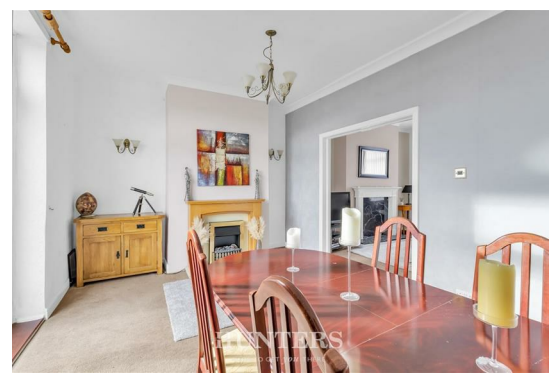
Upstairs, the property boasts a generous master bedroom and a well sized second double bedroom, both offering ample natural light. The modern family bathroom includes a shower over the bath, a WC, and a hand basin.

Outside, the private rear garden provides a lovely space for outdoor activities, while the front features a small paved garden, gated access to the garage, and on street parking.

Located close to Middleton town centre, you'll enjoy easy access to a range of shops, cafes, and recreational facilities. Excellent local schools are within easy reach, and convenient transport links, including motorway access, make commuting effortless.

Early viewing is highly recommended to fully appreciate all this charming home has to offer.

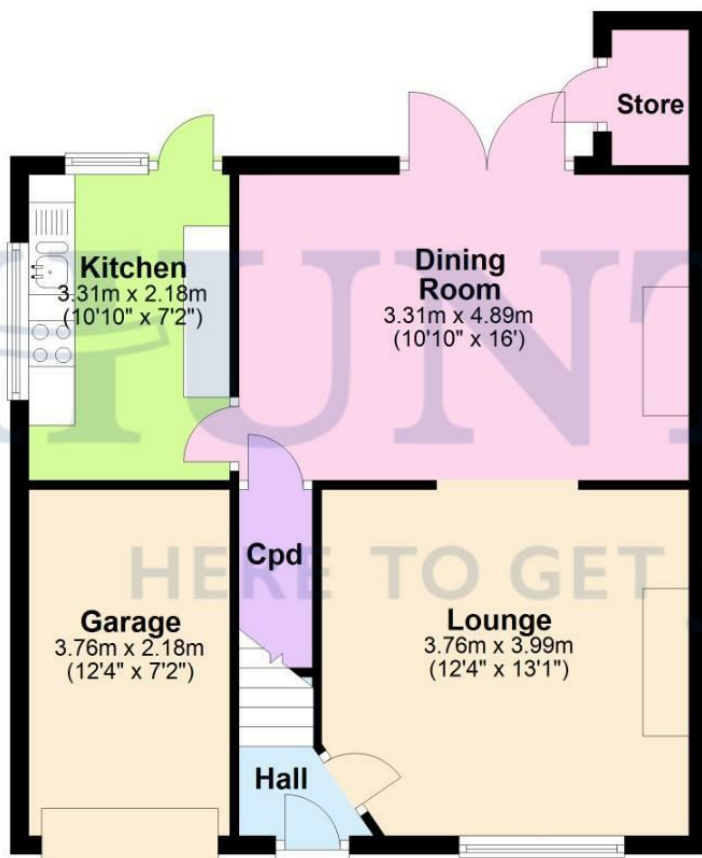
Tenure: Leasehold - 900 years remaining  
Ground Rent: N/A  
EPC Rating: D  
Council Tax Band: A





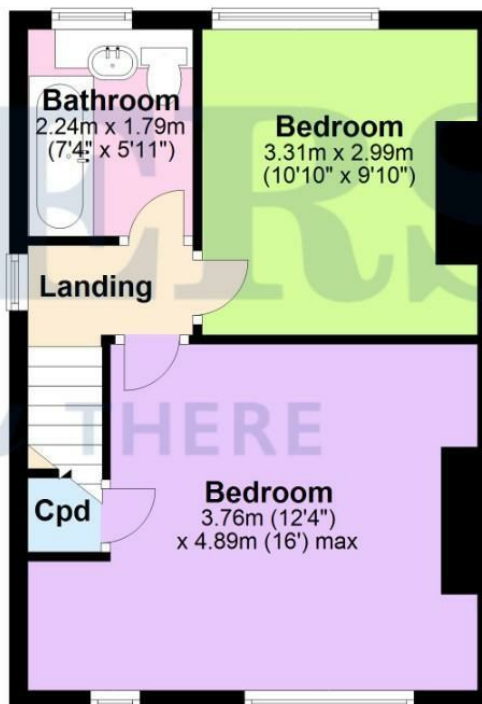
## Ground Floor

Approx. 52.7 sq. metres (567.4 sq. feet)



## First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 87.7 sq. metres (944.4 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.

## 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>                            |                         | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>59</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

## 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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