



Temple Street, Middleton M24

- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
 - CLOSE TO MILLS HILL TRAIN STATION
 - LOW MAINTENANCE GARDENS
 - GOOD SIZED BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
 - LEASEHOLD - 867 YEARS REMAINING
 - CLOSE TO MIDDLETON TOWN CENTRE
 - COUNCIL TAX BAND - A

Offers In Excess Of £200,000

HUNTERS[®]

HERE TO GET *you* THERE

Hunters are proud to present this beautifully maintained three bedroom mid terraced home on Temple Street in Middleton, located in a highly sought after area that offers excellent proximity to local amenities. Ideal for first time buyers or those looking to downsize, this property combines both convenience and comfort.

As you step through the entrance hall, you're greeted by a cosy, well proportioned lounge, offering a perfect space to relax. Moving through the hall, you'll find a spacious dining room with French doors that open up to the rear garden, along with a generous kitchen that also provides access to the garden. Upstairs, you'll discover two good sized double bedrooms, both immaculately presented, as well as a versatile third bedroom perfect for use as an office or a child's bedroom. The family bathroom is also located on the first floor, featuring a WC, shower, bath and a hand wash basin.

To the front of the property, there is on road parking, while the rear garden is a low maintenance space, complete with astro turf and a patio area, perfect for outdoor enjoyment.

Temple Street is a quiet and convenient location in Middleton, offering easy access to a range of local amenities, including shops, schools, and transport links, including Mills Hill train station. The property is just a short drive from Middleton Town Centre, providing a wide variety of shops, cafes and leisure facilities. The nearby Langley Park offers green space for outdoor activities, while well regarded primary and secondary schools are within walking distance, making this an ideal location for families. With excellent bus and tram services nearby, commuting to Manchester city centre and other surrounding areas is quick and easy. Additionally, the property is within close proximity to the M60 motorway, ideal for those needing to travel further afield.

This home offers a blend of comfort and convenience, making it the perfect choice for those seeking a well cared for property in a desirable, well connected location.

Tenure: Leasehold - 867 years

Ground Rent: TBC

EPC Rating: TBC

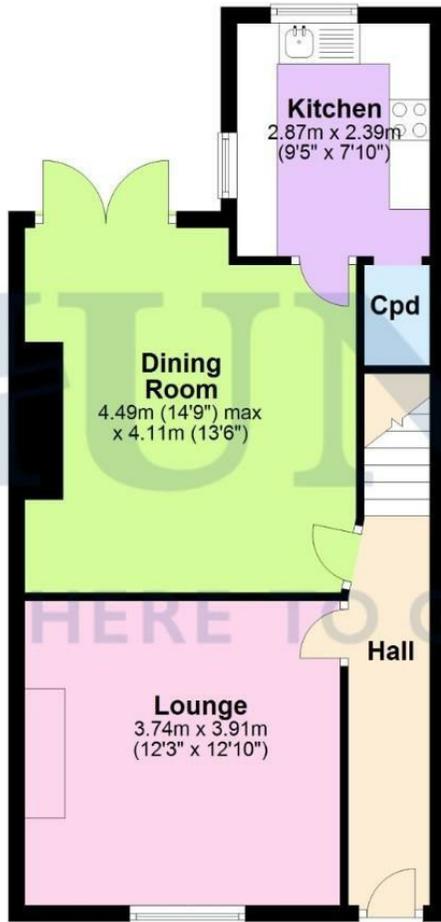
Council Tax Band: A





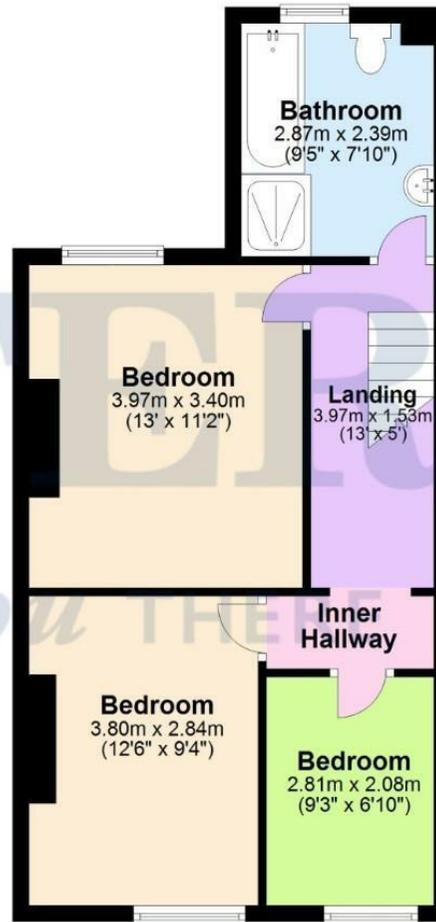
Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 94.4 sq. metres (1016.6 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) A		
(81-91) B		
(69-80) C		
(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

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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