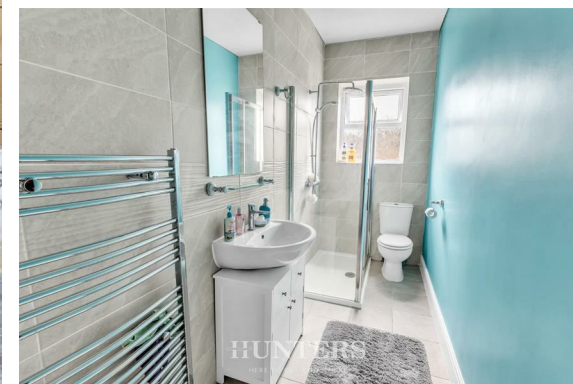




## Norman Street, Middleton M24

- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
  - FOUR GOOD SIZED BEDROOMS
  - EN-SUITE TO MASTER BEDROOM
  - EPC - C
- WELL PRESENTED & SPACIOUS THROUGHOUT
  - CLOSE TO MILLS HILL TRAIN STATION
  - CLOSE TO MIDDLETON TOWN CENTRE
  - COUNCIL TAX BAND - A

Asking Offers In Excess Of £205,000

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



Hunters are pleased to present this delightful four bedroom mid terrace house for sale, ideally located on Norman Street in Middleton. Offering a perfect blend of comfort and functionality, this property features an additional attic bedroom with an en-suite, making it an excellent choice for first time buyers or growing families in need of more space.

As you step inside, you'll be welcomed by a bright and spacious lounge, designed to create a warm and inviting atmosphere. The layout flows effortlessly into the kitchen/dining room, which provides plenty of storage and room for entertaining, including under stairs storage. From here, you can step out into the paved yard, which also features a convenient outdoor storage area. For added benefit, half of the back yard is rented from the council for just £90 per year.

Upstairs, the landing leads to two generous double bedrooms and a versatile fourth bedroom that can easily be used as an office or playroom. The first floor also includes a well maintained shower room. Fixed stairs then lead up to the master bedroom/attic room, which comes complete with its own en-suite, offering privacy and comfort.

The property also boasts a low maintenance, paved rear garden, perfect for those looking for a tidy, easy to care for outdoor space. As mentioned, half of the back yard is rented from the council for £90 per year.

Conveniently located near Middleton town centre and Mills Hill Train Station, this home offers excellent access to local amenities, including shops, schools, and essential services. With easy access to the motorway network, commuting to nearby areas is a breeze.

We highly recommend viewing this charming property to fully appreciate its potential. Don't miss your chance to make this your new home!

Tenure: Leasehold – 751 years remaining  
Ground Rent: £5.00 per annum  
EPC: C  
Council Tax Band: A



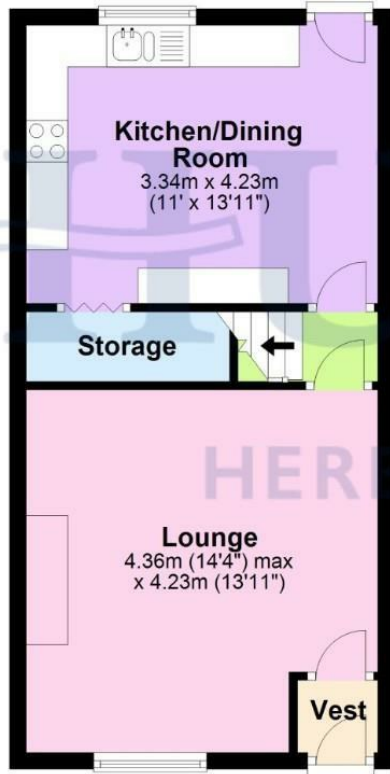






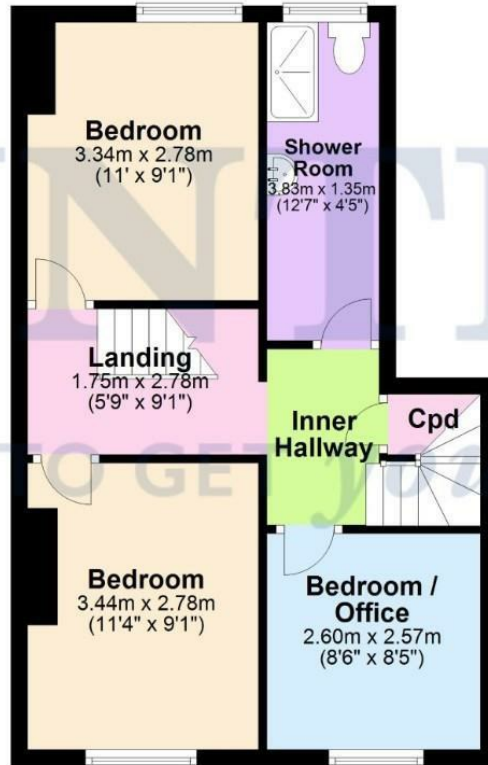
### Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



### Second Floor

Approx. 25.8 sq. metres (278.1 sq. feet)



Total area: approx. 105.0 sq. metres (1130.5 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>84</b> |
| (69-80) <b>C</b>                            | <b>74</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 |           |

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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