

## Pilkington Street, Middleton M24

- NO CHAIN
- HEAD OF A CUL-DE-SAC ON A LARGE CORNER PLOT
- CONSERVATORY
- IN NEED OF SOME MODERNISATION
- EPC RATING - C
- FREEHOLD
- EXPANSIVE REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- EXCELLENT POTENTIAL
- COUNCIL TAX BAND - A

**Price £175,000**

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



Hunters are pleased to present this spacious three bedroom end terraced property, ideally located at the end of a peaceful cul-de-sac on a substantial corner plot on Pilkington Street, Middleton. Offered with no onward chain, this home is a fantastic opportunity for first time buyers or growing families seeking generous living space, a large garden, and plenty of potential to make it their own.

Step inside to a welcoming entrance hall that leads into a bright and airy lounge, enhanced by a beautiful bay window that floods the room with natural light. The lounge flows seamlessly into a new well presented kitchen, which in turn opens into a spacious conservatory, the perfect spot for dining or relaxing while enjoying views over the large rear garden.

Upstairs, you'll find two generously sized three bedrooms. The third bedroom is perfect as a child's bedroom, home office, playroom, or dressing room. The brand new modern shower room is fitted with a walk in shower, WC, and wash basin.

Outside, the property enjoys a substantial corner plot with a lawned front garden and ample on street parking. To the rear, a large lawn, a conservatory and a charming patio area create an ideal setting for family gatherings, entertaining, or simply relaxing outdoors.

Located in a convenient and sought after area, Pilkington Street benefits from close proximity to local schools, shops, and amenities, with excellent transport links nearby. Easy access to the motorway network and Mills Hill train station makes commuting a breeze.

Early viewing is highly recommended to fully appreciate the space, potential, and location this delightful home has to offer.

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: A



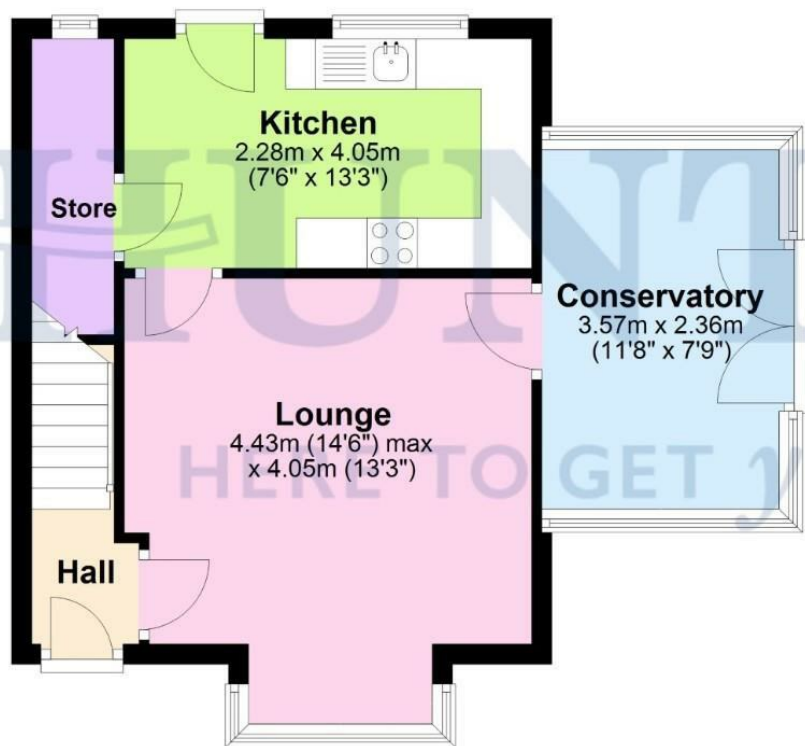






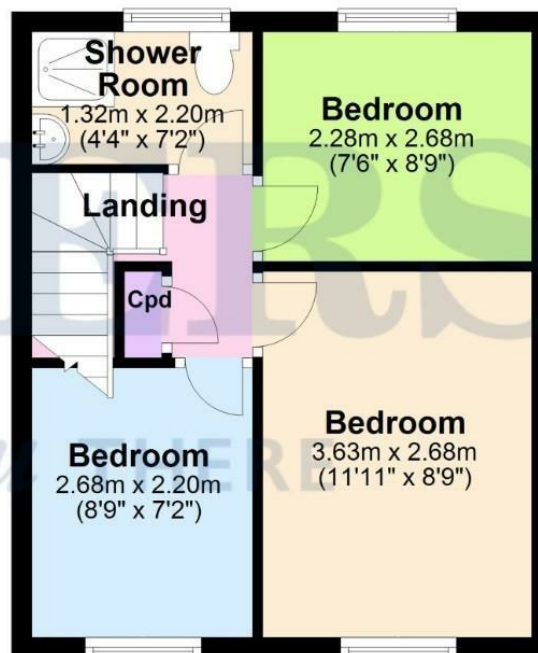
## Ground Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



Total area: approx. 70.0 sq. metres (753.4 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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

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