

Skiddaw Close, Middleton M24

- IMMACULATLEY PRESENTED THROUGHOUT
 - ALLOCATED AND VISITOR PARKING
 - LOCATED IN A QUIET CUL DE SAC
 - CLOSE TO LOCAL AMENITIES
 - COUNCIL TAX BAND B
- IDEAL FOR FIRST TIME BUYERS
 - TWO DOUBLE BEDROOMS
 - JULIET BALCONY IN LOUNGE
 - INTERCOM ACCESS
 - EPC RATING B

Asking Price £145,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present for sale this exceptionally well maintained and generously proportioned two double bedroom first floor apartment, situated at the end of a quiet cul-de-sac. The property offers convenient access to a range of local amenities, including shops, reputable schools, and excellent public transport links.

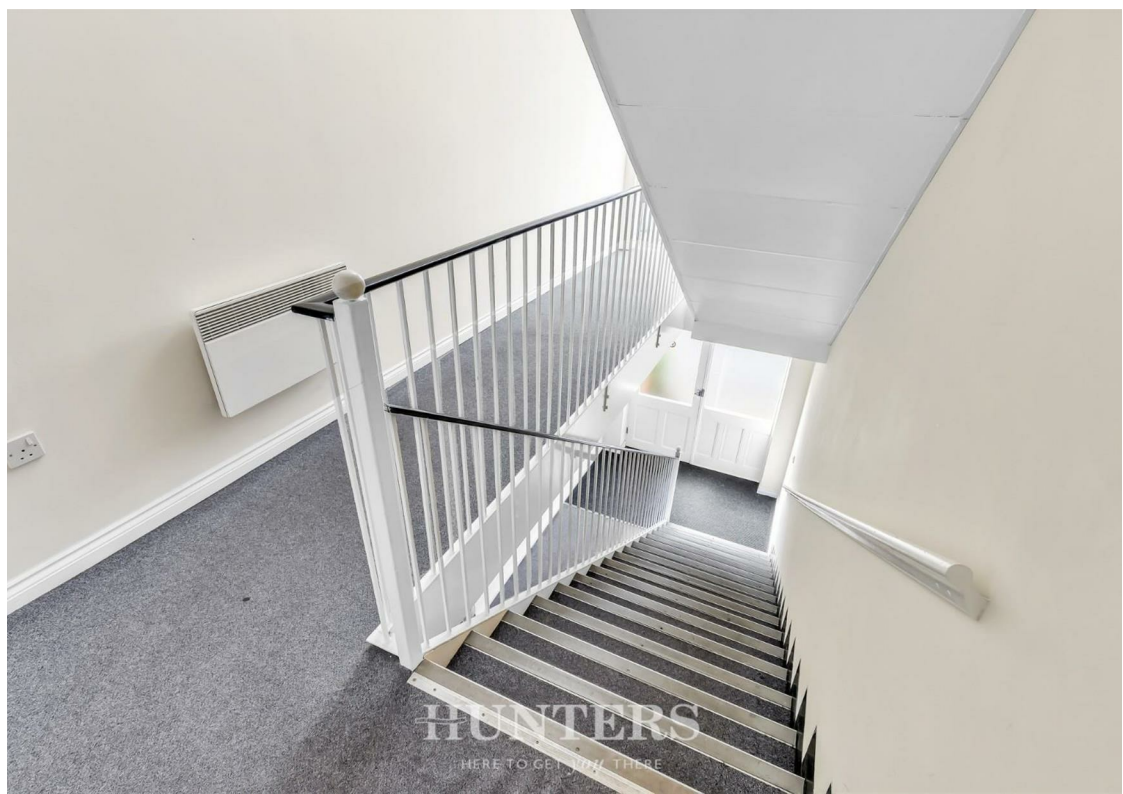
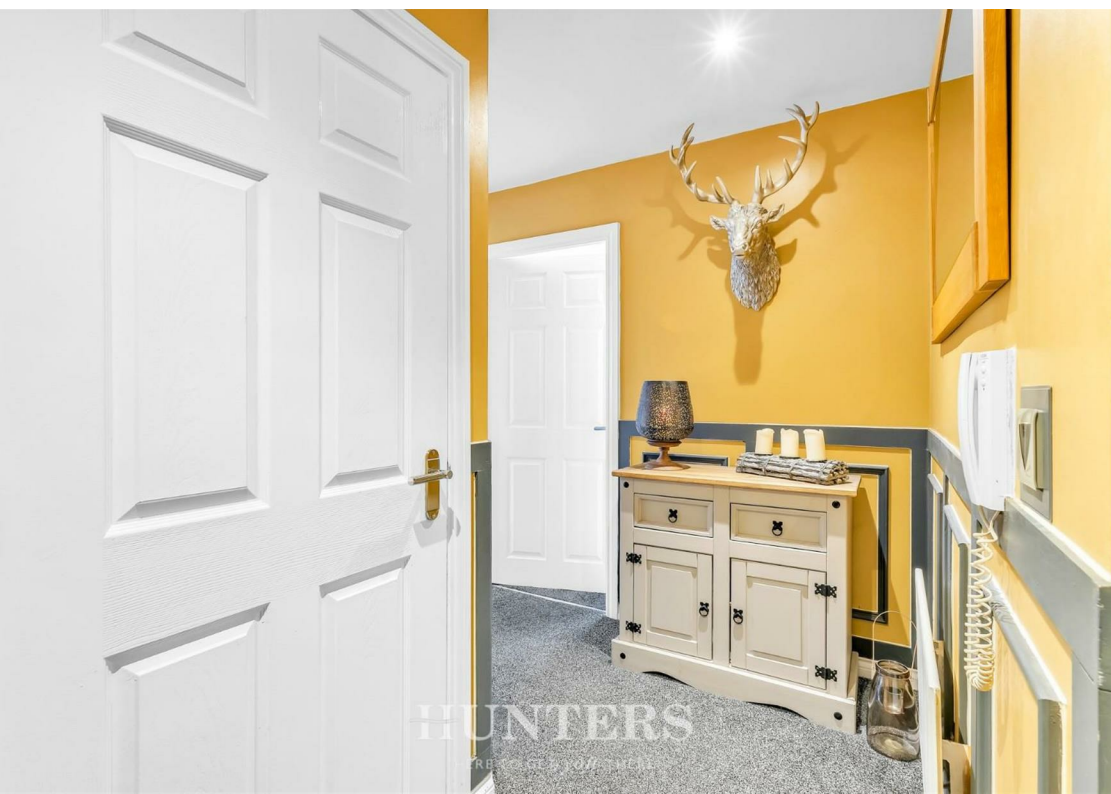
Internally, the apartment is presented to a high standard with contemporary design and quality fixtures and fittings. The accommodation briefly comprises a communal hallway and landing with secure private intercom access, a welcoming entrance hall featuring a built in storage and utility cupboard, a spacious open plan lounge with juliet balcony and a beautiful designed kitchen/dining area, two well proportioned double bedrooms, and a modern three piece bathroom suite.

Externally, the property offers one allocated parking space, ample visitor parking, well maintained communal gardens, and a shared bin storage area.

This apartment presents an excellent opportunity for first time buyers seeking to take their initial step onto the property ladder. Internal viewing is highly recommended in order to fully appreciate the size, quality of finish, and desirable location of this outstanding home.

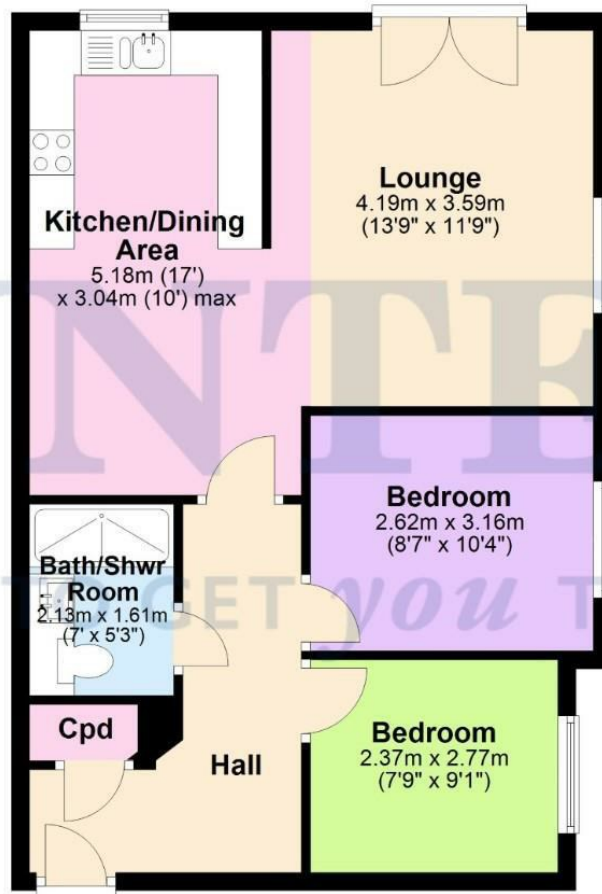
Tenure: Leasehold - 981 years remaining
Service Charge: £325 per quarter
Council Tax Band: B
EPC Rating: B





First Floor

Approx. 58.2 sq. metres (626.7 sq. feet)



Total area: approx. 58.2 sq. metres (626.7 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	84	84
(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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