

## Fielding Street, Middleton M24

- NO CHAIN
- EXCELLENT POTENTIAL
- TWO WELL SIZED BEDROOMS
- ADDITIONAL LOFT ROOM
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- SPACIOUS LOUNGE
- CLOSE TO MIDDLETON TOWN CENTRE
- COUNCIL TAX BAND - A

Price £170,000

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



Hunters are delighted to offer to the market this charming and well positioned two bedroom mid terraced property, located on the ever popular Fielding Street in Middleton. The property has tonnes of potential and although it requires a degree of modernisation, this property is offered on a no chain basis and presents a fantastic opportunity for first time buyers or investors seeking a property in a high demand area.

As you step inside, you are welcomed immediately into a spacious and inviting lounge. To the rear of the property, the kitchen/breakfast room offers ample space, along with direct access to the rear garden. Completing the ground floor is a convenient utility room.

On the first floor, the property offers two well sized bedrooms that can be easily adapted to suit the needs of a family and a family bathroom including a WC, shower over bath and hand wash basin. One of the standout features of this property is the converted loft room, accessed via a fixed staircase. This additional space provides fantastic flexibility, whether used as a home office, hobby room, guest bedroom or generous storage area.

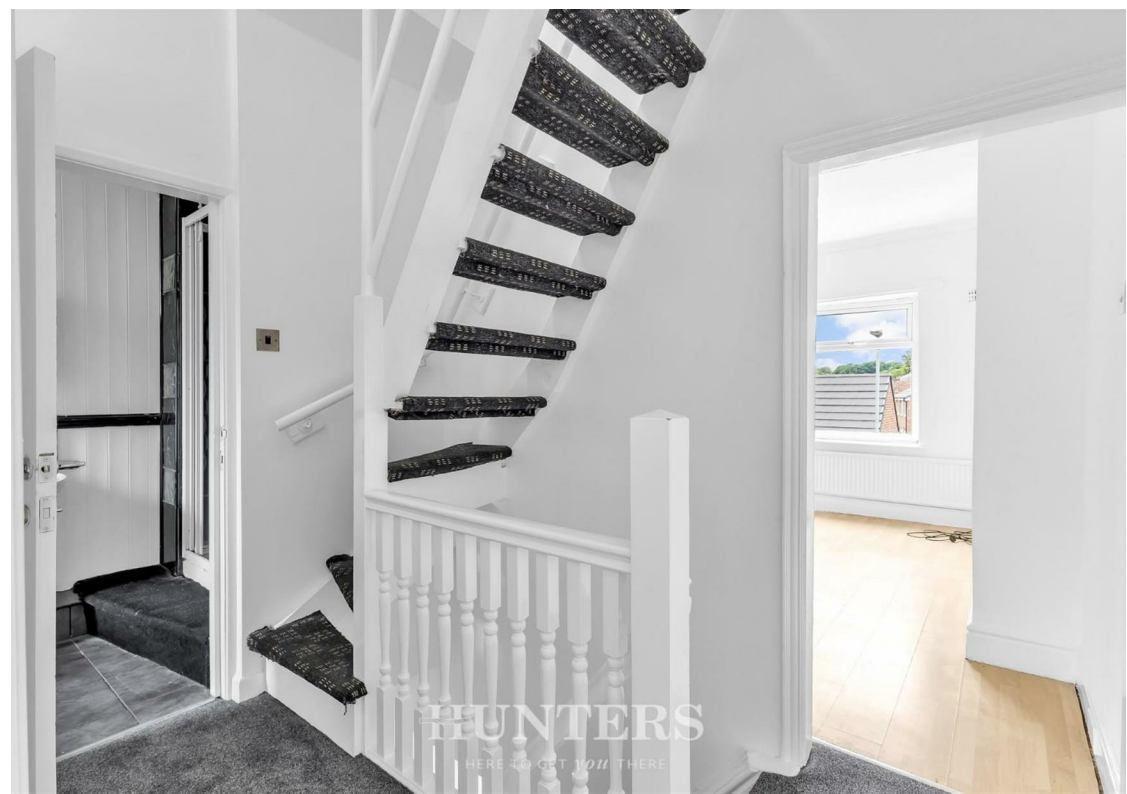
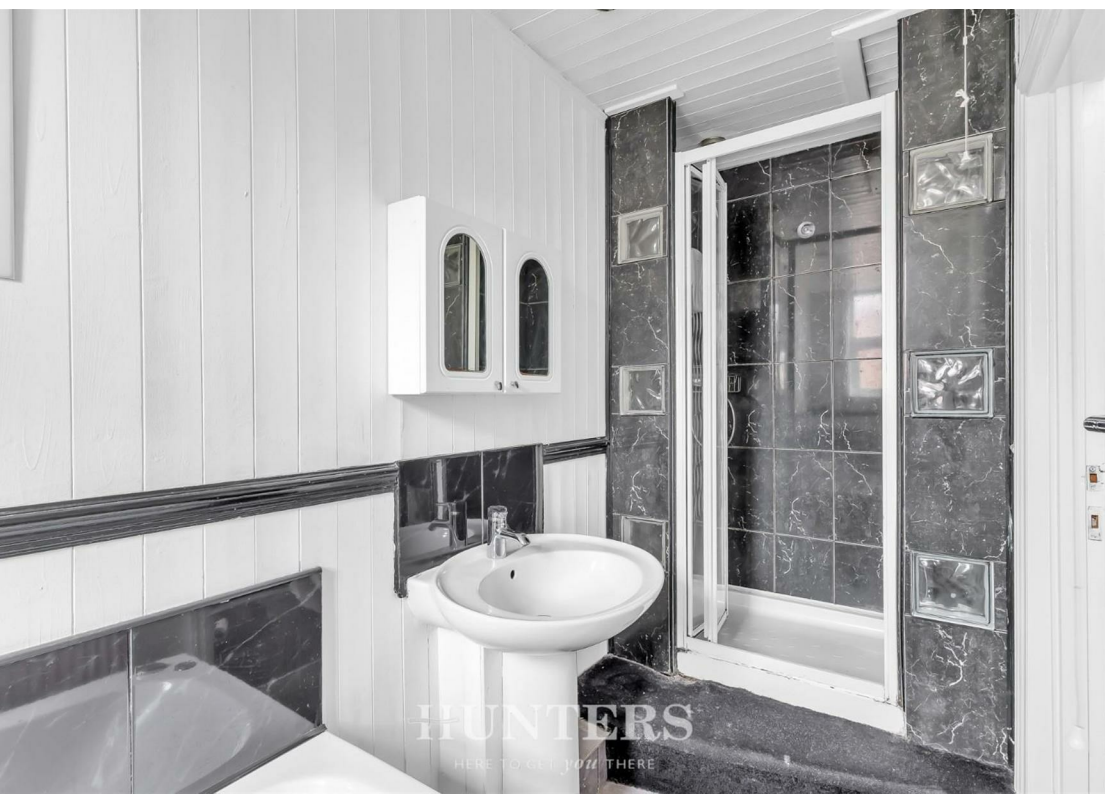
The property is ideally located in Middleton a wide range of amenities, including shops, supermarkets, schools, parks, and leisure facilities. Middleton town centre is nearby and has a close proximity to major road networks and public transport routes ensures easy access to Manchester city centre, surrounding towns and motorway links.

With its fantastic potential, generous living space and unbeatable location, this property on Fielding Street is a must see for buyers looking for a home they can truly make their own. Early viewing is highly recommended to appreciate everything this opportunity has to offer.

Tenure: Leasehold - 882 years remaining  
Ground Rent: around £7.00 per annum  
EPC Rating: C  
Council Tax Band: A







## Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



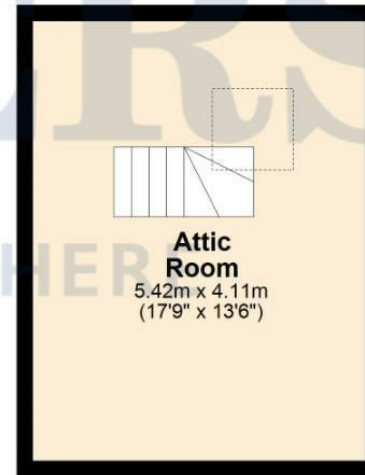
## First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



## Second Floor

Approx. 22.2 sq. metres (239.4 sq. feet)



Total area: approx. 91.0 sq. metres (979.8 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>		
(69-80) <b>C</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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