

Lancaster Avenue, Middleton M24

- FREEHOLD
- GREAT OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- TWO DOUBLE BEDROOMS WITH THE POTENTIAL FOR A THIRD
- SPACIOUS LOUNGE
- POPULAR RESIDENTIAL AREA
- CLOSE TO MIDDLETON TOWN CENTRE

Price £160,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present an excellent opportunity to purchase this well presented two bedroom mid terraced home, ideally situated in the popular residential area on Lancaster Avenue in Middleton. Perfectly suited for first time buyers seeking a comfortable first home or for landlords looking to add a high demand property to their portfolio. This property was originally a three bedroom property, it has been thoughtfully re-designed to create two spacious double bedrooms, enhancing the overall living space. However, it can easily be converted back to three bedrooms if desired.

Upon entry, you're welcomed into a bright and generously proportioned lounge. Continuing through, you'll find the well appointed kitchen and dining area, offering ample worktop and storage space, along with room for a dining table. A rear porch provides from the kitchen/dining room provides access to the rear garden.

Upstairs, the first floor landing leads to two spacious double bedrooms, each offering excellent natural light and plenty of room for furnishings. The modern family bathroom is well equipped with a three piece suite including a WC, hand wash basin, and a shower over bath.

To the rear, the property benefits from a private and generously sized patio area, providing a fantastic outdoor space for relaxing. With low maintenance in mind, it's perfect for those wanting an attractive outdoor space without the upkeep.

Lancaster Avenue is set within a well regarded residential area in a convenient location. The property is close to a wide range of local amenities, including supermarkets, shops, reputable schools, and leisure facilities. For commuters, excellent transport links are available nearby, with easy access to the M60 motorway network and regular public transport routes into Manchester city centre, which lies just six miles away.

This property combines comfort, convenience, and great potential, early viewing is highly recommended to truly appreciate everything it has to offer.

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





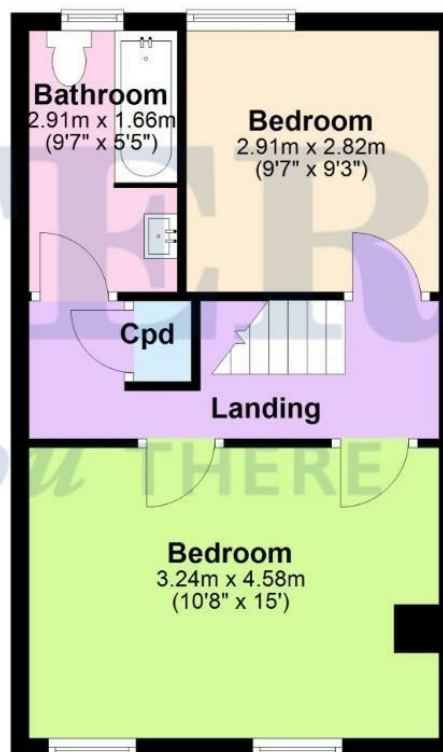
Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 73.9 sq. metres (795.6 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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