



Gatesgarth Road, Middleton, Manchester

- NO CHAIN
- IN NEED OF MODERNISATION
- UTILITY/STORE ROOM
- FREEHOLD
- CLOSE TO LOCAL AMENITIES
- POPULAR RESIDENTIAL LOCATION

Offers In Excess Of £170,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer this three-bedroom terraced property, brimming with potential and ideally located on Gatesgarth Road in Middleton. Just a short distance from Middleton Town Centre, this home presents a fantastic opportunity for first-time buyers or those looking to downsize in a well-established residential area.

Inside, the property offers spacious and adaptable living accommodation. Upon entering, you are welcomed by a hallway that leads into a bright, generously sized lounge—perfect for relaxing or entertaining. The lounge flows seamlessly into a large, well-appointed kitchen with direct access to the rear garden. A useful storage/utility room completes the ground floor, adding extra practicality.

Upstairs, the first floor features three bedrooms—two comfortable doubles and a versatile single bedroom, ideal for use as a home office or nursery. Each room offers ample space and potential for built-in storage. The family bathroom is equipped with a corner bath, complemented by a separate WC for added convenience.

Externally, the property benefits from low-maintenance patio areas to both the front and rear, providing outdoor space with minimal upkeep.

Situated on a popular residential street, this home enjoys close proximity to a wide range of amenities in Middleton Town Centre, including shops, schools, and leisure facilities. Excellent transport links are also nearby, with the M60 motorway just minutes away, offering easy access to Manchester City Centre, located only six miles away.

With its strong potential, desirable location, and competitive price point, this property is not to be missed. Early viewing is highly recommended.

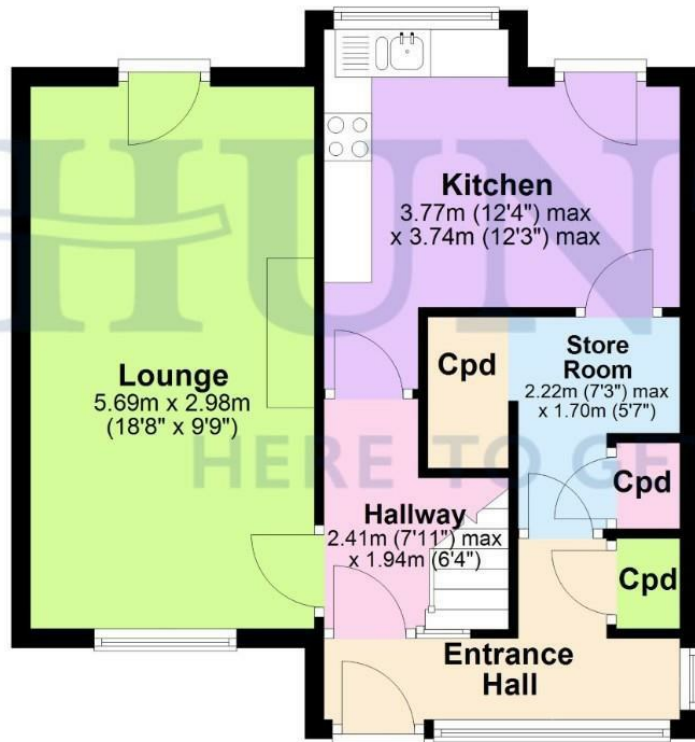
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





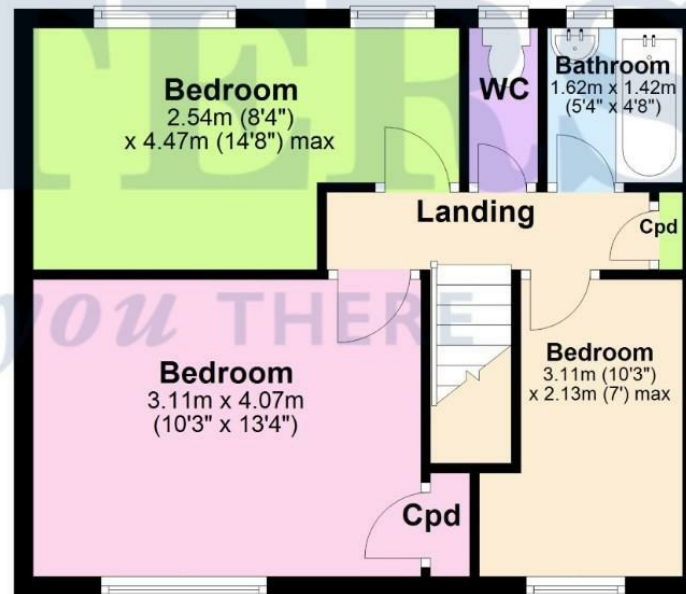
Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 82.6 sq. metres (889.6 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.

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) A		
(81-91) B		82
(69-80) C	73	
(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

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