



Kenyon Lane, Middleton, Manchester

- IDEAL FOR FIRST TIME BUYERS
 - READY TO MOVE INTO
 - SEMI-DETACHED
 - EPC RATED C
- GREAT LOCATION FOR LOCAL SCHOOLS
 - ALLOCATED PARKING
 - TWO DOUBLE BEDROOMS
 - COUNCIL TAX BAND A

Asking Price £175,000

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HERE TO GET *you* THERE

Located in the charming area of Middleton, Manchester, this delightful semi-detached house on Kenyon Lane offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen, while not specified, typically offers ample space for culinary pursuits, making it a delightful area for cooking and dining.

Outside, the semi-detached nature of the house allows for a private garden space, perfect for enjoying the fresh air or hosting summer barbecues. The location on Kenyon Lane is particularly advantageous, providing easy access to local amenities, schools, and transport links, making commuting and daily errands a breeze.

This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. With its appealing features and prime location, this semi-detached house is a must-see for anyone seeking a new home in Middleton.

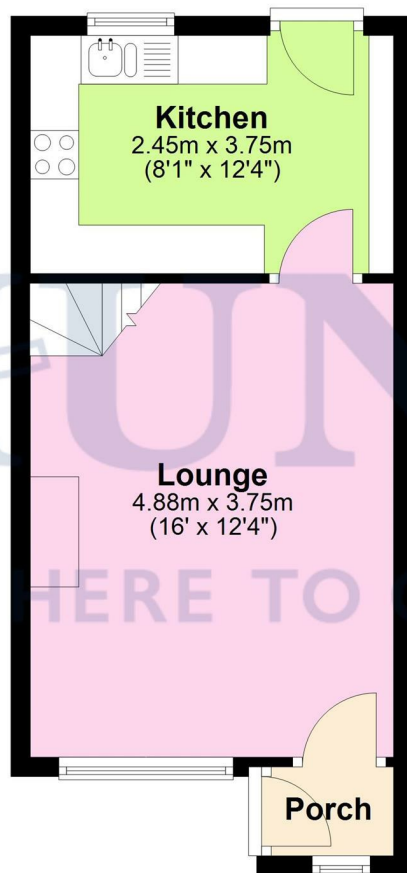
Tenure: Leasehold
EPC Rated: C
Council tax: Band A





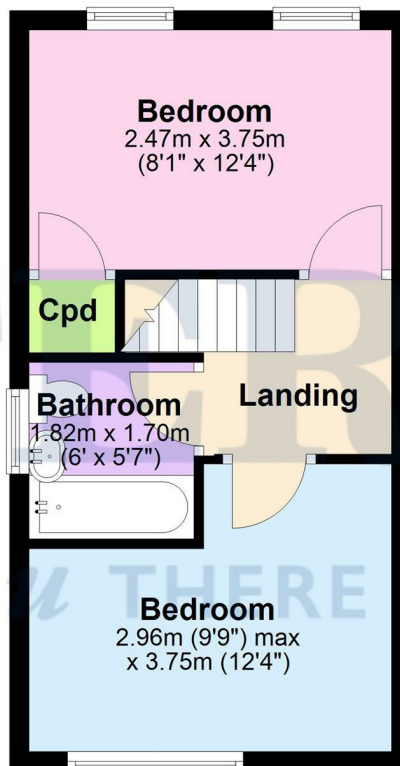
Ground Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 57.0 sq. metres (613.2 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		87
(69-80) C	70	
(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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>