



Heywood Court, Middleton M24

- NO CHAIN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES & WELL REGARDED SCHOOLS
- IDEAL FOR FIRST TIME BUYERS OR BUYERS LOOKING TO DOWNSIZE
- GROUND FLOOR APARTMENT
- IMMACULATEDLY PRESENTED THROUGHOUT
- READY TO MOVE INTO
- INTERCOM ACCESS
- COUNCIL TAX BAND - A

Offers In Excess Of £120,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present for sale this stunning and spacious two double bedroom ground floor apartment, located in the sought after Heywood Court development in Middleton. This modern property is ideally situated within easy reach of local amenities, including shops, well regarded schools, and excellent public transport links, making it perfect for first time buyers or those looking to downsize.

The apartment is offered on a no chain basis and has been finished to a high standard throughout and ready to move into, showcasing a contemporary design with quality fixtures and fittings.

The accommodation briefly comprises: a communal hallway with secure intercom entry system, a welcoming private entrance hallway, a generous open plan lounge and dining area with French doors opening to the outside, and a beautifully designed modern kitchen. There are two well proportioned double bedrooms and a stylish three piece shower room.

Externally, the property benefits from a designated parking space and access to beautifully maintained communal gardens. The development is well kept and professionally managed.

This property offers an exceptional opportunity for first-time buyers to step onto the property ladder or for buyers seeking a well located, low maintenance home.

Viewing is highly recommended to fully appreciate the space, finish, and overall appeal of this exceptional apartment.

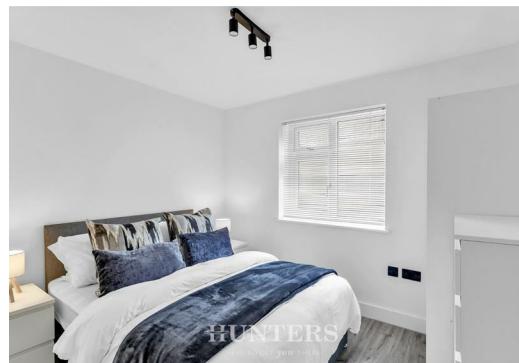
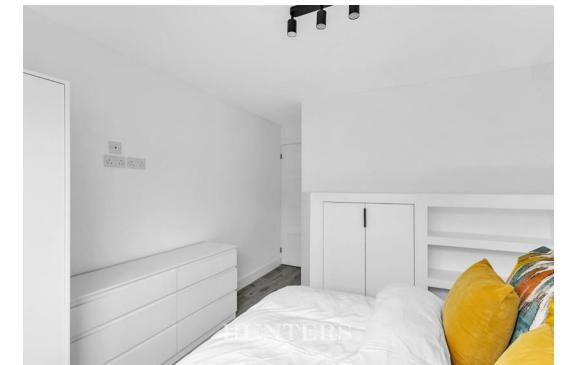
Tenure: Leasehold - 947 years remaining on the Lease

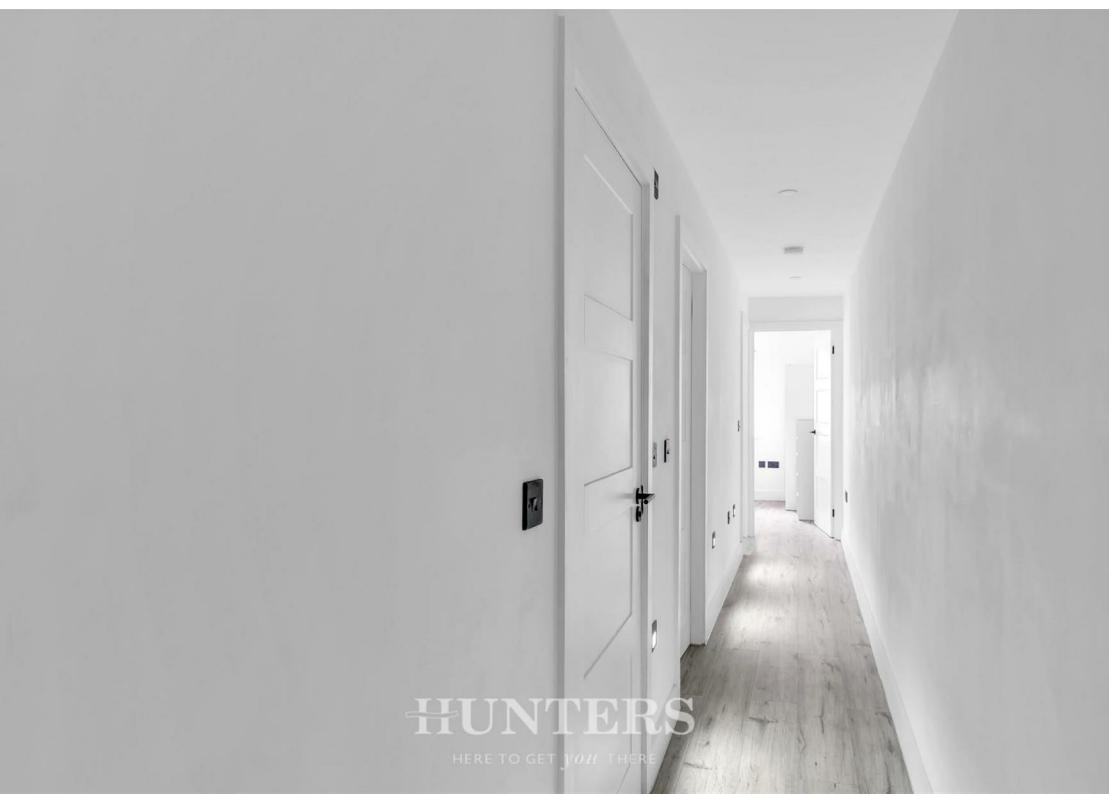
Ground Rent: £20 per annum

Service Charge: £1201.40 per annum

EPC Rating: D

Council Tax Band: A





Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 44.3 sq. metres (476.5 sq. feet)

Disclaimer - This flooplan 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 | | 75 |
| (69-80) C | | |
| (55-68) D | | 55 |
| (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>