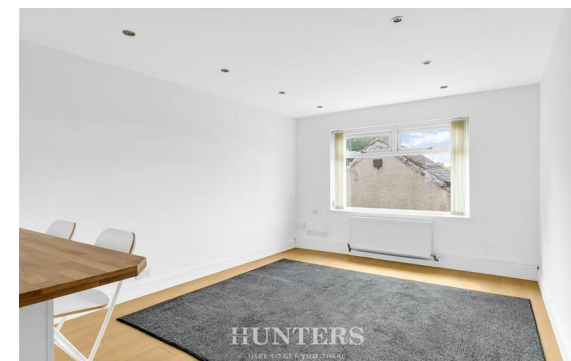




Clarkson Close, Middleton M24

- NO CHAIN
- EASY ACCESS TO MOTORWAY LINKS
- CLOSE TO HEATON PARK
- COUNCIL TAX BAND A
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- COMMUNAL PARKING AREAS
- EPC RATED D
- PLEASE CALL TO ARRANGE A VIEWING!

Asking Price £95,000

HUNTERS®
HERE TO GET *you* THERE

NO CHAIN. Situated on Clarkson Close, in the popular area of Rhodes, Middleton, Manchester, this delightful flat presents an excellent opportunity for both first-time buyers and investors alike. The property features a well-proportioned reception room, a comfortable bedroom, and a bathroom, making it an ideal choice for those seeking a cosy living space.

This flat is being sold with the added benefit of no chain, allowing for a smooth and efficient purchase process. The communal parking areas provide convenience for residents, ensuring that parking is never a hassle. Additionally, the property boasts excellent access to motorway links, making commuting a breeze, while the nearby Heaton Park offers a lovely green space for leisurely walks and outdoor activities.

With its appealing location and practical features, this flat is a fantastic opportunity for anyone looking to invest in a property that combines comfort and accessibility. Don't miss your chance to make this charming flat your new home or investment.

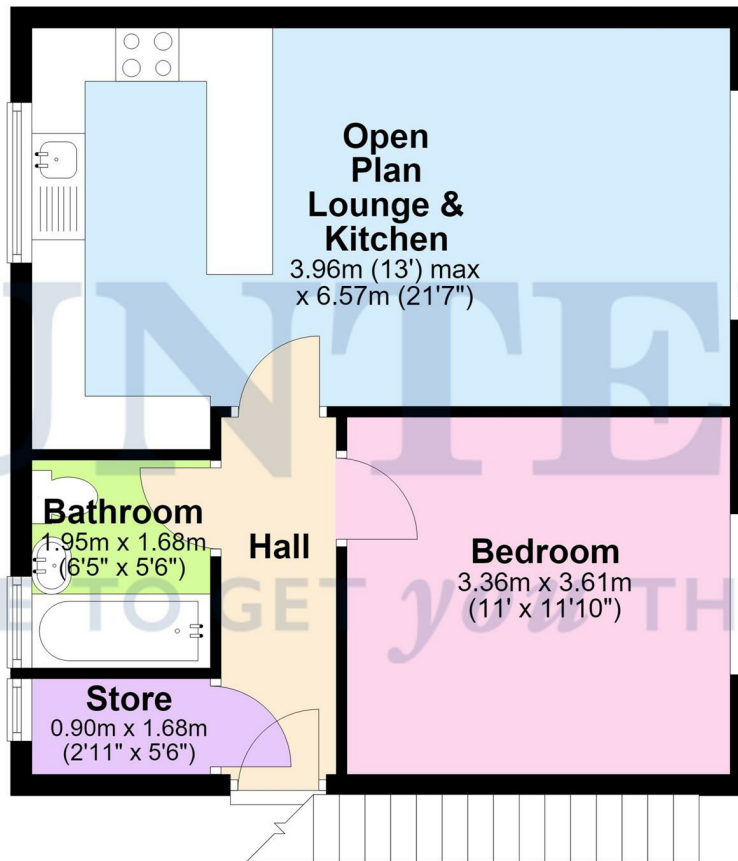
Tenure: Leasehold - 125 year Lease with 92 years remaining
Ground Rent: £10.00 per annum
Service Charge: £33 per quarter (£132.00 per year)
EPC Rated: D
Council tax band: A





First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 46.0 sq. metres (495.6 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
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>