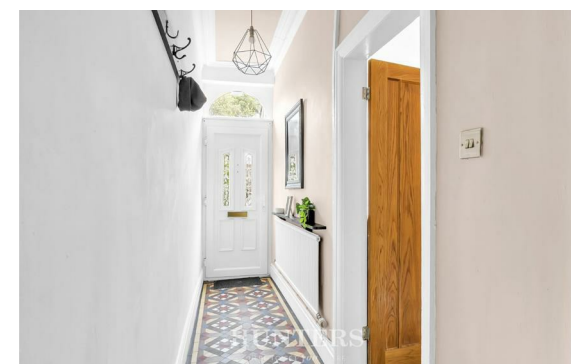




## Burton Street, Middleton M24

- NO ONWARD CHAIN
- IDEAL FOR ALL BUYERS
- CLOSE TO MIDDLETON TOWN CENTRE
- OFF ROAD PARKING & DETACHED GARAGE
- FULLY RENOVATED THROUGHOUT
- READY TO MOVE INTO
- LARGE REAR GARDEN
- EARLY VIEWING ESSENTIAL

Asking Price £220,000



Hunters are delighted to offer for sale this beautifully presented two bedroom end terrace home situated on the ever popular Burton Street in Middleton. Offered to the market with no onward chain, this superb property has been fully renovated throughout and is ready for its next owners to move straight in.

Finished to an exceptional standard, the accommodation is both stylish and practical, making it an ideal purchase for first time buyers, downsizers or investors alike.

The property offers a welcoming entrance hall leading to a spacious and bright lounge, complete with a feature fireplace, creating a warm and inviting living space. To the rear is a generous dining room, providing plenty of room for entertaining, which flows through to the contemporary fitted kitchen complete with modern units, quality work surfaces, a useful storage cupboard and direct access to the rear garden.

To the first floor are two well proportioned double bedrooms, both offering excellent space for furnishings, along with a stunning newly fitted family bathroom featuring a contemporary four piece suite comprising of a WC, hand wash basin, separate walk in shower and freestanding bath.

Externally, this property truly stands out from the rest. It is the only property on the street to benefit from off road parking, a rare and highly sought after feature, alongside a detached garage providing additional parking, storage or workshop potential. To the rear is a large enclosed garden, mainly laid to lawn with a patio seating area, offering plenty of outdoor space for families.

Early viewing is highly recommended to fully appreciate the quality of finish, generous outdoor space and unique benefits this exceptional home has to offer.

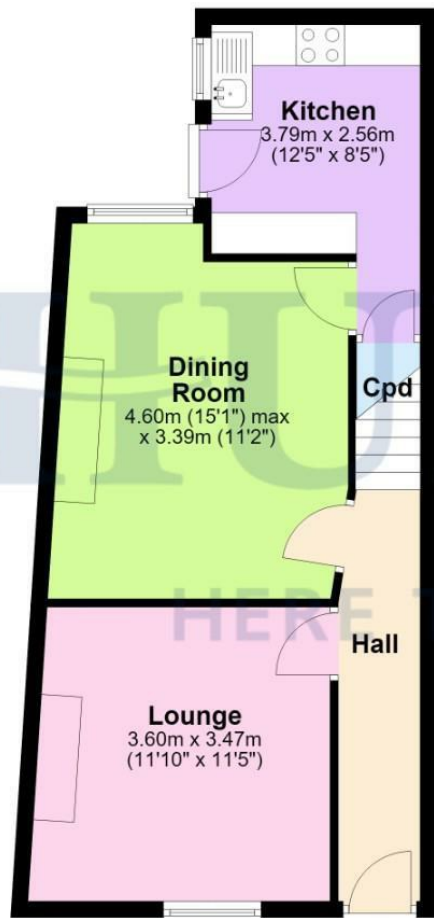
Tenure: Leasehold - 863 years remaining on the Lease  
Ground Rent: Peppercorn ground rent (annual amount to be confirmed)  
EPC Rating: D  
Council Tax Band: A





## Ground Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



## First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



## Outbuilding

Approx. 12.6 sq. metres (135.8 sq. feet)



Total area: approx. 99.9 sq. metres (1075.2 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.

## 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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>82</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>61</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | 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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