







Hebers Court, Laurel Street, Middleton M24

- SECOND FLOOR APARTMENT
- GATED ENTRANCE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CLOSE TO MOTORWAY NETWORK
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- CLOSE TO MIDDLETON TOWN CENTRE
- EPC RATING - C

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Offers Over £120,000

Hunters are delighted to present this exceptionally well maintained and generously proportioned second floor apartment, situated within the highly regarded Hebers Court development, conveniently located a short distance from Middleton town centre. This property represents an excellent opportunity for first time buyers, investors, or those seeking to downsize within a desirable residential setting.

Upon entry, residents are welcomed by a communal foyer which provides access to the stairway leading to the apartment's private entrance. The spacious lounge and dining area is filled with natural light, creating a bright and inviting atmosphere. The adjoining kitchen is both practical and well-appointed, offering ample storage and a thoughtfully designed layout.

The apartment comprises two generously sized double bedrooms, each providing substantial living space. The contemporary bathroom is fitted with a WC, bath with over head shower, and hand wash basin, all finished to a high standard. In addition, there is a loft area accessed via ladders, offering versatile extra space ideal for storage.

Further benefits include allocated parking spaces, providing ample convenience for residents and visitors alike.

Hebers Court is ideally located just off Whalley Road, affording easy access to the array of amenities available in Middleton town centre, including shops, supermarkets, and excellent public transport links.

A viewing is highly recommended to fully appreciate the space, quality, and convenience this apartment has to offer.

Tenure: Leasehold – 96 years remaining
Ground Rent: Approximately £67 per annum
Service Charge: £118 per calendar month
EPC Rating: C









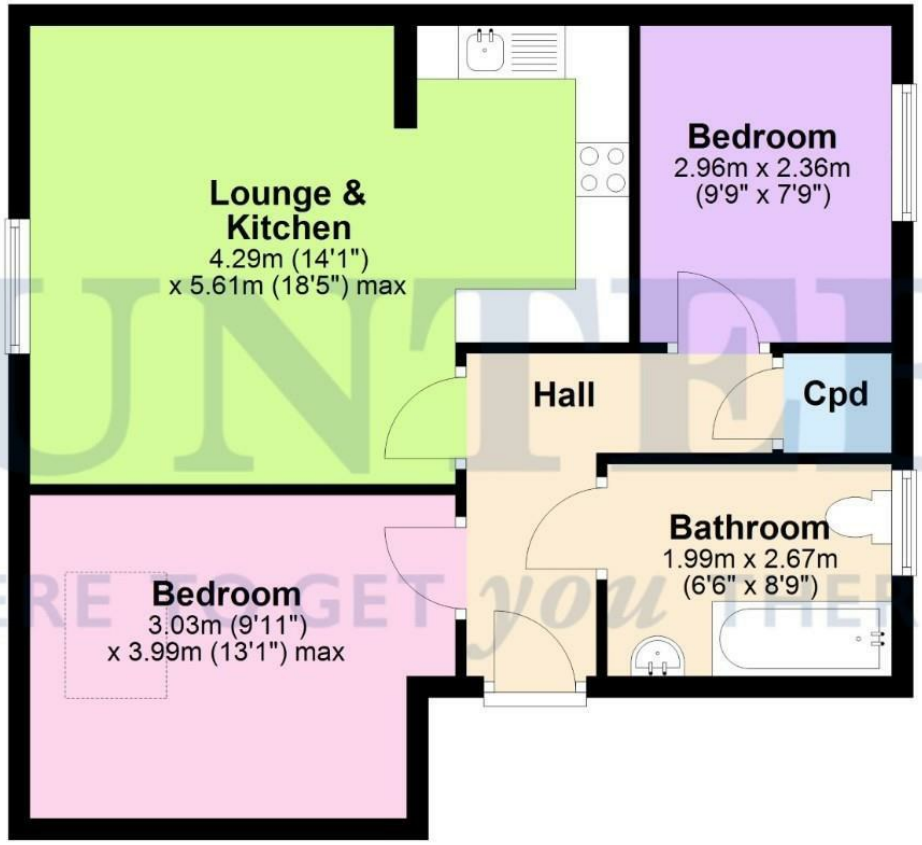


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Second Floor

Approx. 53.8 sq. metres (579.1 sq. feet)

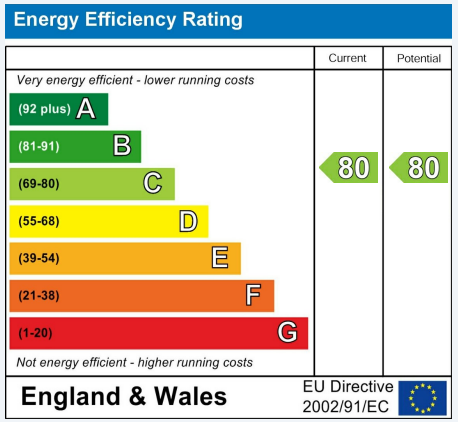


Total area: approx. 53.8 sq. metres (579.1 sq. feet)

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.

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.



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.

58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email:
northmanchester@hunters.com https://www.hunters.com

The Property Ombudsman