



## Oldham Road, Middleton, Manchester, M24

- NO CHAIN
- DETACHED GARAGE
- IN NEED OF SOME MODERNISATION
- CLOSE TO REPUTABLE LOCAL SCHOOLS
- COUNCIL TAX BAND A
- EXTENDED
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- CLOSE TO MILLS HILL TRAIN STATION
- EPC RATED C
- VIEWING RECOMMENDED

**Asking Price £180,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**NO CHAIN & EXTENDED.** Situated on Oldham Road in the popular area of Middleton, Manchester, this end terrace house presents an excellent opportunity for first time buyers and investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those seeking extra room for guests or a home office.

One of the standout features of this property is the extended kitchen, which allows for additional space on the ground floor. Although the property is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style.

Additionally, the property includes a detached garage, providing convenient parking for a car and extra storage options. This home is not only a blank canvas waiting for your creative touch but also benefits from its prime location, making it a desirable choice for potential buyers.

EPC Rated: C  
Tenure: Leasehold  
Lease details: 822 years left remaining  
Council tax band: A





# 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>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</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

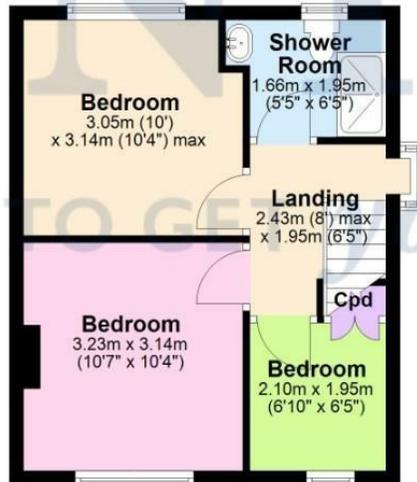
## Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



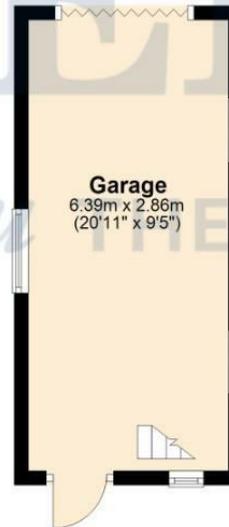
## First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



## Outbuilding

Approx. 18.3 sq. metres (196.6 sq. feet)



## Outbuilding

Approx. 14.9 sq. metres (160.8 sq. feet)



Total area: approx. 123.1 sq. metres (1325.5 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.



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