Sandy Lane, Middleton, Manchester, M24

- TWO BEDROOM DETACHED
- GARAGE TO THE REAR
- READY TO MOVE INTO
- EASILY MAINTAINED REAR GARDEN
- COUNCIL TAX BAND B
- OFF ROAD PARKING FOR AMPLE CARS
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SCHOOLS
- EPC RATED C
- VIEWING RECOMMENDED

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Offers In Excess Of £200,000

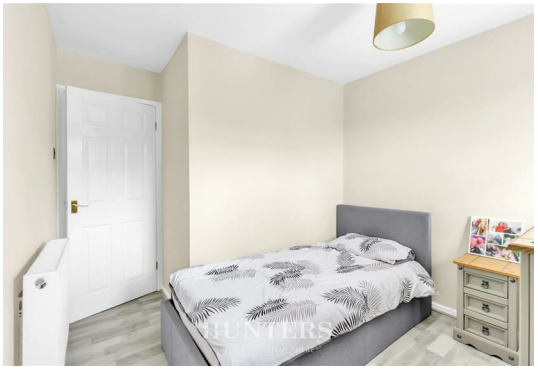
Situated on Sandy Lane in the popular area of Middleton, Manchester, this charming two-bedroom detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. Priced competitively, this property offers great value in a popular location.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The two well-proportioned bedrooms are designed to offer comfort and tranquillity, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is the off-road driveway and garage, which accommodates ample vehicles, ensuring convenience for you and your guests. The easily maintained rear garden is an ideal space for outdoor activities or simply enjoying the fresh air without the burden of extensive upkeep.

This home is situated in a popular location, making it particularly appealing for families, as it is close to local schools and amenities. With its combination of practicality and charm, this detached house on Sandy Lane is a wonderful place to call home. Don't miss the chance to view this delightful property and envision your future here.

Tenure: Leasehold - 944 years remaining
Ground rent: £25PA
Council tax band: B
EPC Rated: C



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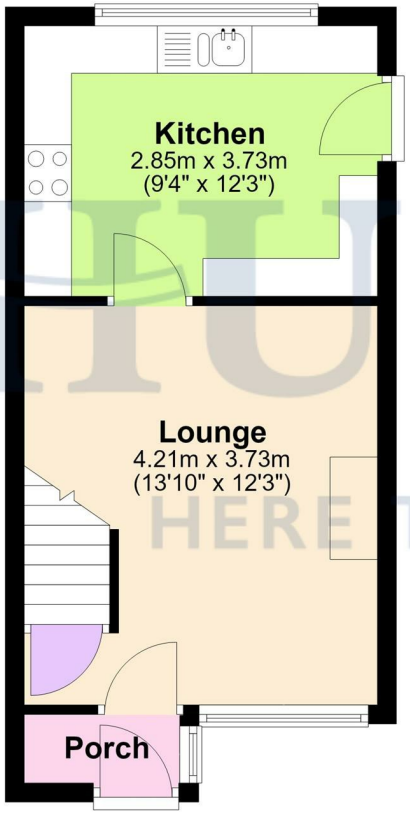
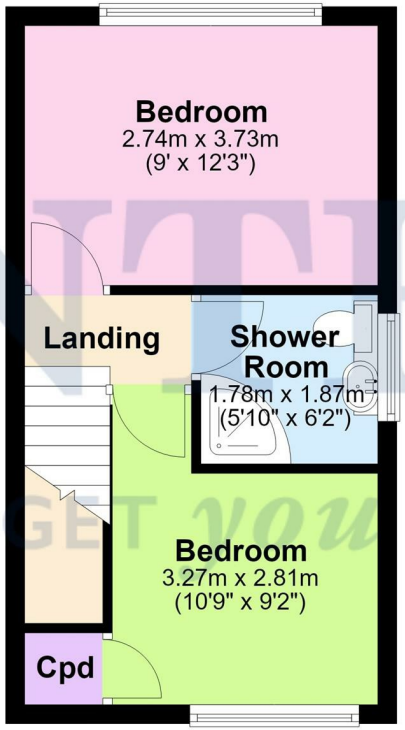
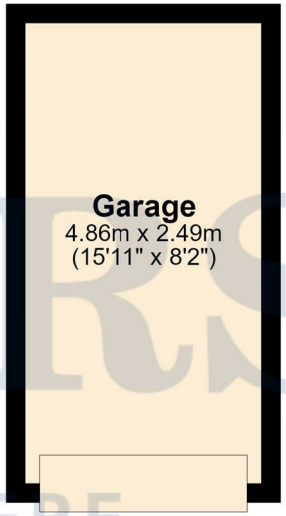
Ground Floor
Approx. 28.1 sq. metres (302.4 sq. feet)



First Floor
Approx. 26.7 sq. metres (287.8 sq. feet)



Outbuilding
Approx. 12.1 sq. metres (130.3 sq. feet)

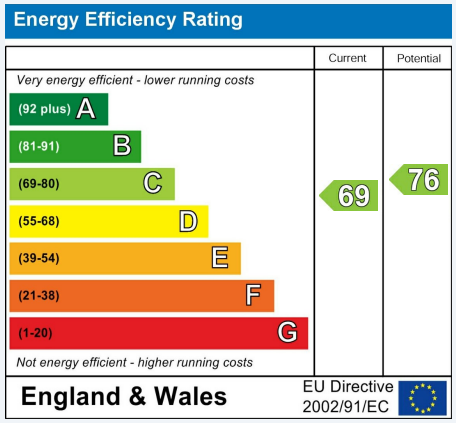


Total area: approx. 66.9 sq. metres (720.6 sq. feet)

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.

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The Property Ombudsman