



Nowell Court, Middleton, M24 6EY

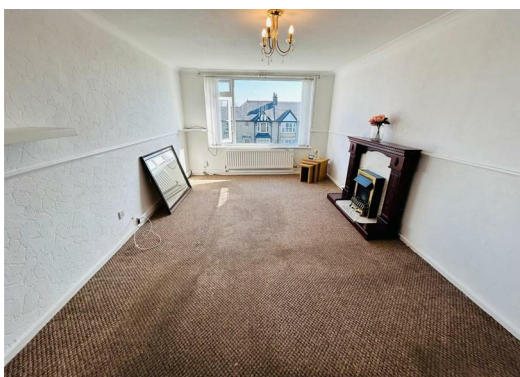
Price £90,000

A Spacious, One-Bedroom, First Floor Apartment located on Nowell Court on the corner of Nowell Road and Rochdale Road in Middleton. This well-presented apartment is a fantastic opportunity for both first-time buyers and buy-to-let investors. With no onward chain, moving in is hassle-free.

The property boasts a spacious lounge featuring a charming fireplace with a large window for the sunlight to shine through, creating a warm and inviting atmosphere. The fitted kitchen provides ample storage space and work surface for cooking, while the comfortable bedroom includes built-in wardrobes for convenience. A well-appointed shower room adds to the practicality of the space, and the hallway benefits from useful storage cupboards. The property benefits from gas central heating, pvc double glazing, one car parking space and communal gardens.

Residents can enjoy the well-maintained communal gardens, offering a pleasant outdoor retreat. The apartment is within walking distance of Middleton town centre, where a variety of shops, amenities, and services can be found. Additionally, the location benefits from excellent transport links, making it easy to commute to Manchester, Rochdale, Oldham, and the surrounding areas.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment!



Kitchen

5'2" x 9'6" (1.60 x 2.90)

Lounge

10'9" x 18'0" (3.30 x 5.50)

Bedroom

8'6" x 13'1" (2.60 x 4.00)

Shower Room

5'6" x 6'6" (1.70 x 2.00)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information For Successful Buyers

We are required by law to conduct anti-money laundering checks on all those

buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



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