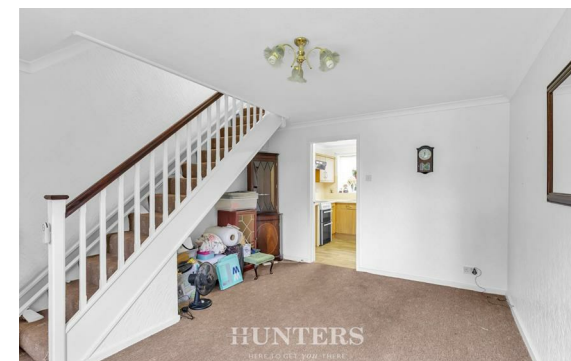




Hembury Close, Middleton, Manchester

- 25% SHARED OWNERSHIP
- SITUATED ON A QUIET CUL-DE-SAC
- WELL MAINTAINED REAR GARDEN
- COUNCIL TAX BAND B
- RENT CHARGE £326.56
- TWO DOUBLE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- EPC RATED C

Asking Price £55,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present this SHARED OWNERSHIP two-bedroom semi-detached home, tucked away on a quiet cul-de-sac in the highly desirable area of Boarshaw.

While the property would benefit from some modernisation, it offers fantastic potential and is perfect for first-time buyers.

Inside, the home opens into a spacious and bright lounge, filled with natural light, which flows seamlessly into a well-equipped kitchen. Upstairs, you'll find two generously sized double bedrooms, with the master featuring built-in storage. The first floor is completed by a family bathroom comprising a bathtub with overhead shower, WC, and hand wash basin.

Externally, the property features a private driveway and well-maintained gardens to both the front and rear—an attractive highlight of the home.

Located approximately 5 miles north of Manchester city centre, Boarshaw is a popular choice for families thanks to its well-regarded local schools and close proximity to essential amenities. Middleton town centre is nearby, offering a range of shops and services, and commuters will benefit from excellent access to major motorway links.

Early viewing is highly recommended to fully appreciate what this property has to offer.

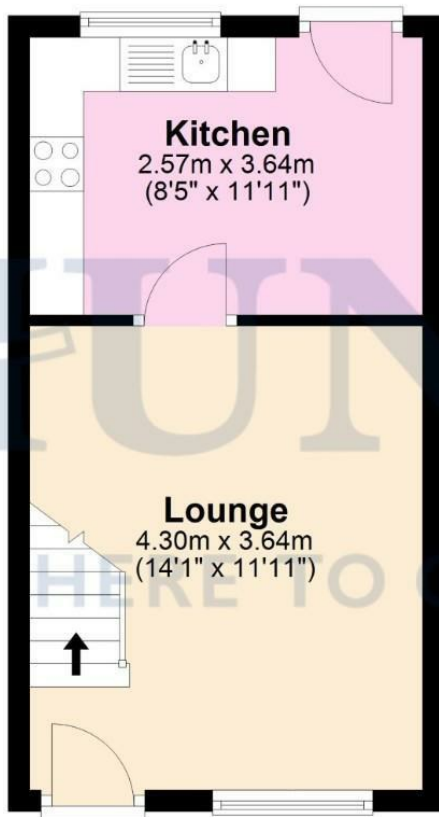
Tenure: Leasehold
Council Tax Band: B
EPC: C





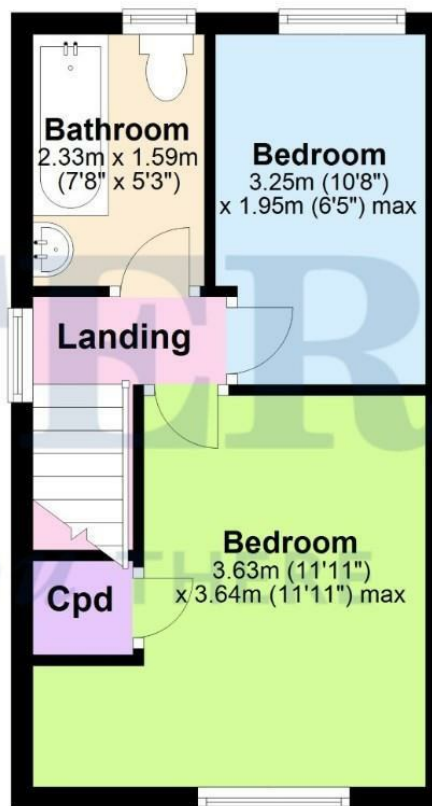
Ground Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



Total area: approx. 50.8 sq. metres (546.9 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.



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) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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