



Furness Road, Middleton, Manchester, M24

- FREEHOLD
- EXTENDED
- COUNCIL TAX BAND A
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- CLOSE TO MIDDLETON TOWN CENTRE
- EXCELLENT SCHOOLS IN THE AREA
- VIEWING RECOMMENDED

Asking Price £175,000

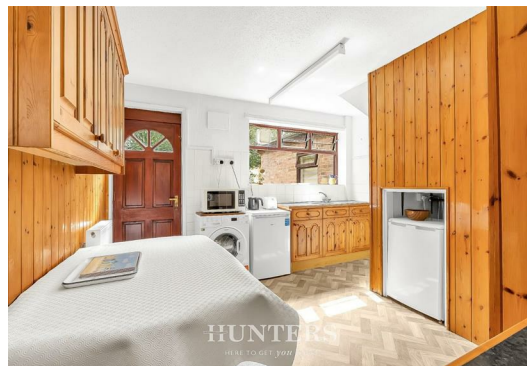
HUNTERS®
HERE TO GET *you* THERE

FREEHOLD, EXTENDED & NO CHAIN. Situated on Furness Road in the heart of Middleton, this charming terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms and a bathroom, it is designed to cater to your everyday needs.

One of the standout features of this home is the single-storey extension to the rear, which creates an additional reception room, perfect for family gatherings or a quiet retreat. The property is sold with the added benefit of being freehold and comes with no chain, ensuring a smooth and straightforward purchasing process.

The beautifully spacious rear garden is a true highlight, offering a serene outdoor space for gardening, play, or simply enjoying the fresh air. This delightful home combines comfort and convenience, making it an ideal choice for those seeking a peaceful yet connected lifestyle in Middleton. Don't miss the chance to make this property your own.

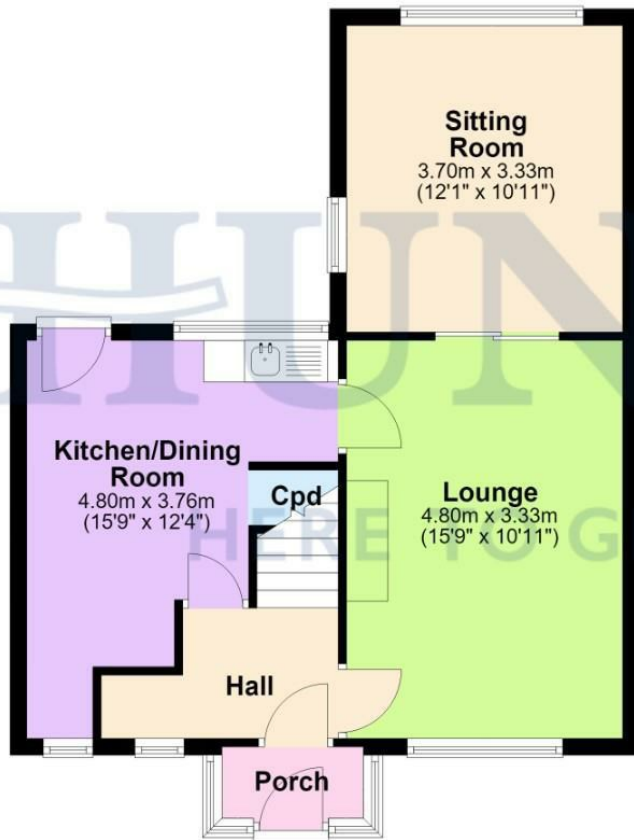
Tenure: Freehold
Council tax band: A
EPC Rated: D





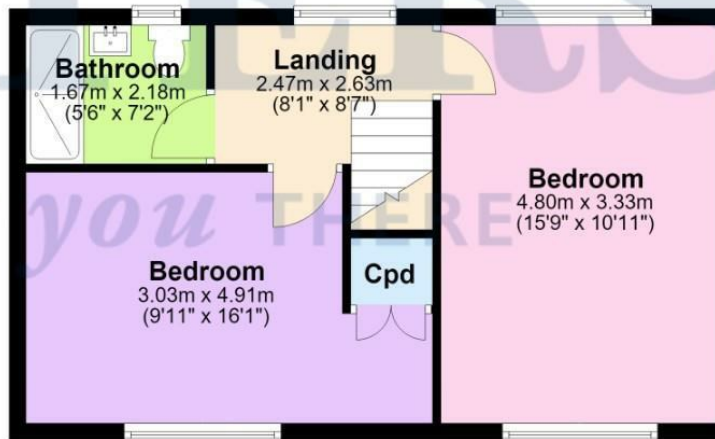
Ground Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 88.8 sq. metres (955.7 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.

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		
(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

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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