



37 Greenhill Road, Middleton M24 2BB

£164,950

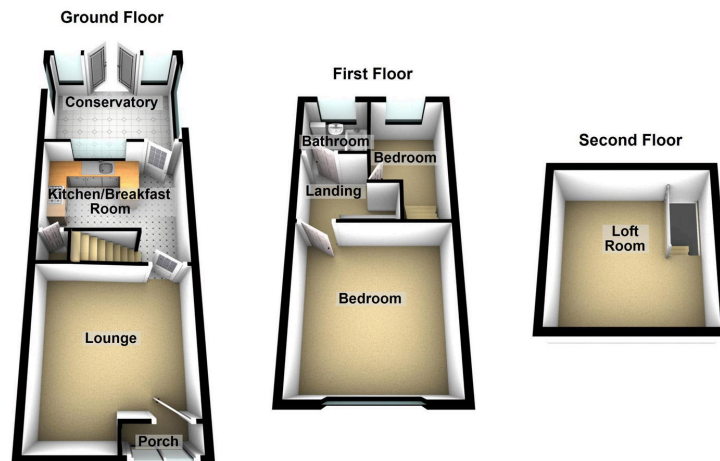
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- Mid Town House
- Useful Loft Room
- Well Presented
- EPC - D
- Two Bedrooms
- Conservatory
- No Chain Vacant Possession



Ideally suited to those looking for their first home or those with a young and growing family is this two bedroom mid town house with the added benefit of a useful loft room. Located at Middleton Junction therefore conveniently located for local amenities, schools and transport links, including the North West motorway network. Presented in nice condition the living space comprises entrance porch, lounge kitchen/breakfast room and conservatory to the ground floor whilst to the first floor there are two bedrooms (one double and one single) and a family bathroom. The property also benefits from a loft room that, with very little work, could be converted to an additional bedroom. Outside you will find a lawned garden to the front and an enclosed garden to the rear with lawn and decked patio area. The property also benefits from uPVC double glazing and gas central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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