Sepia Grove, Middleton, Manchester, M24

- TURN-KEY PROPERTY
- OFF ROAD PARKING
- SPACIOUS REAR GARDEN
- GOOD TRANSPORT LINKS
- COUNCIL TAX BAND B
- RECENTLY RENOVATED TO A HIGH STANDARD
- TWO DOUBLE BEDROOMS
- CLOSE TO MIDDLETON TOWN CENTRE
- EPC RATED C
- PLEASE CALL TO ARRANGE A VIEWING

HUNTERS®
HERE TO GET *you* THERE

Offers Over £210,000

Situated on Sepia Grove in the charming area of Middleton, Manchester, this semi-detached house presents an excellent opportunity for those seeking a turn-key property. Recently renovated to a high standard, this delightful home boasts a modern and inviting atmosphere throughout.

The property features one reception room, perfect for relaxation or entertaining guests, alongside two well-proportioned bedrooms that provide ample space for comfortable living. The bathroom is tastefully designed, ensuring both functionality and style.

One of the standout features of this home is the off-road parking, offering convenience and peace of mind. The well-maintained and spacious rear garden is an ideal retreat for outdoor activities, gardening, or simply enjoying the fresh air.

Additionally, the property benefits from good transport links, making it easy to commute to nearby areas. It is also conveniently located close to Middleton town centre, where you will find a variety of shops, restaurants, and local amenities.

This property is perfect for first-time buyers, small families, or anyone looking to downsize without compromising on quality. With its modern renovations and prime location, this home is ready for you to move in and start creating lasting memories.

Tenure: Leasehold
EPC Rated: C
Council tax band: B

HUNTERS
HERE TO GET you THERE

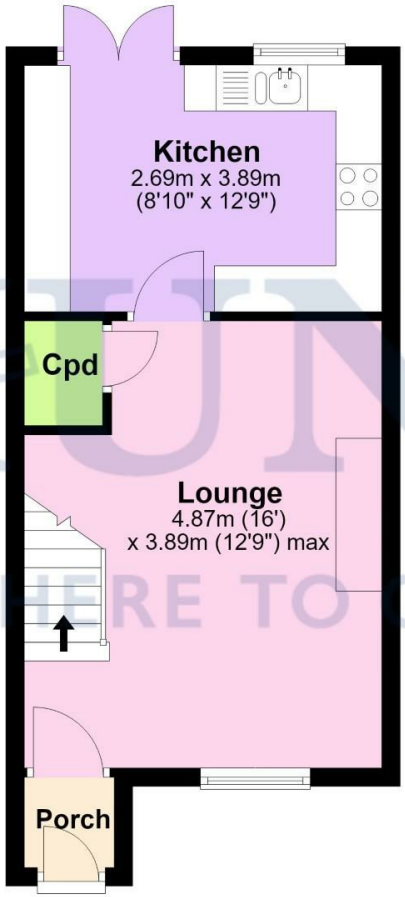
DO NOT EVEN THINK ABOUT PUSHING MY PINEAPPLES OR SHAKING MY TREE.
HUNTERS

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

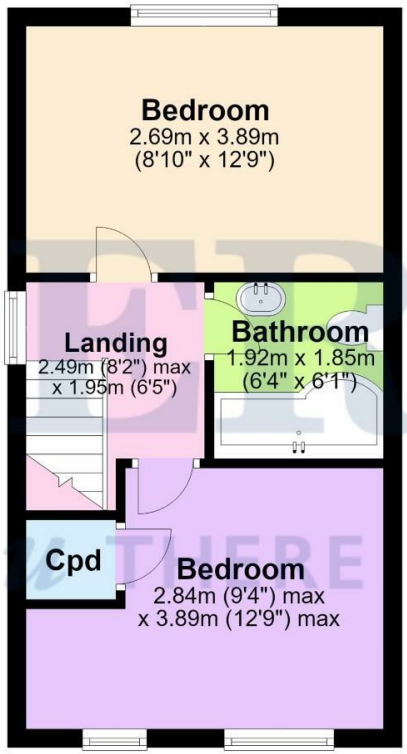
Ground Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)

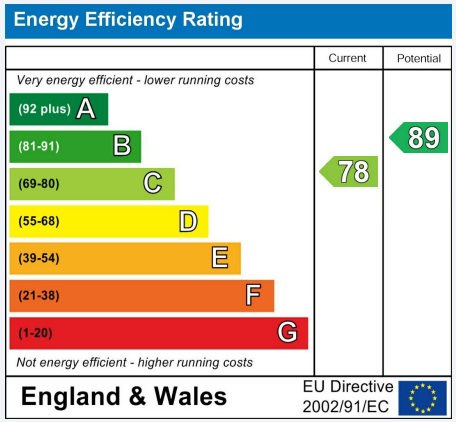


Total area: approx. 60.6 sq. metres (652.8 sq. feet)

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.

58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email: northmanchester@hunters.com https://www.hunters.com

The Property Ombudsman