







Canterbury Crescent, Middleton, M24

- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR DOWNSIZE
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO MILLS HILL STATION
- THREE BEDROOM END OF TERRACE
- DETACHED GARAGE
- SPACIOUS LOUNGE
- POPULAR BOARSHAW LOCATION
- EXCELLENT TRANSPORT LINKS

HUNTERS®
HERE TO GET *you* THERE

Offers Over £176,300

Hunters are delighted to offer for sale this spacious three bedroom end of terrace property, pleasantly positioned on Canterbury Crescent in the popular Boarshaw area of Middleton. Offered to the market with no onward chain, this well proportioned home provides an excellent opportunity for first time buyers, couples or buyers looking to downsize while retaining plenty of living space, storage and useful external features.

Upon entering the property, you are welcomed into a generous lounge which provides ample space for a range of living and dining furniture. The room benefits from a large front facing window allowing plenty of natural light to enter, together with a feature fireplace creating an attractive focal point. An open staircase leads to the first floor, while a door at the rear provides access to the kitchen.

The fitted kitchen extends across the rear of the property and offers a good selection of wall and base units with complementary work surfaces and tiled splashbacks. There is space for a range of appliances, along with an integrated oven, gas hob and extractor hood. A large window overlooks the rear garden and an external door provides direct access outside.

To the first floor, the landing leads to three bedrooms and the family bathroom. The main bedroom is a comfortable double room with useful built in storage, while the second bedroom is also well proportioned and enjoys a pleasant outlook towards the greenery at the rear. The third bedroom would be suitable as a single bedroom, nursery, dressing room or home office, offering flexibility to suit the needs of the new owner. The bathroom is fitted with a three piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from a low maintenance, enclosed rear garden with paved seating areas, providing a private and manageable outdoor space for relaxing or entertaining. Beyond the garden, there is access to a parking area and a detached garage, offering valuable off road parking and additional storage.

Canterbury Crescent is situated in the popular Boarshaw area of Middleton, close to local shops, schools, transport links and the Rochdale Canal. Mills Hill railway station and Middleton town centre are also within easy reach, while the M60 and M62 motorway networks provide excellent links for commuters.

Early viewing is highly recommended to fully appreciate the space, potential and convenient location of this lovely home.

Tenure: Leasehold - 948 years remaining on the 999 year Lease.
Ground Rent: £20.00 per annum
EPC Rating: TBC
Council Tax Band: A











HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE

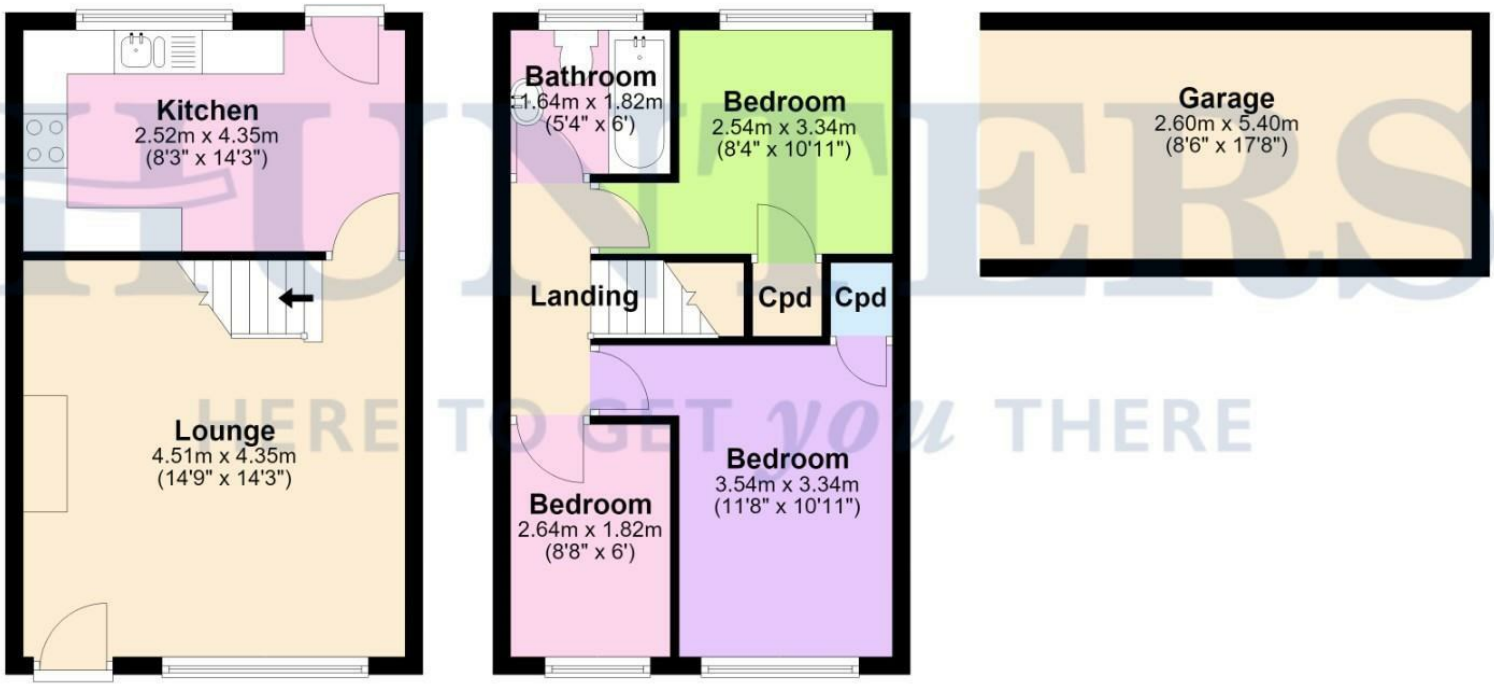

HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE

Ground Floor
Approx. 31.0 sq. metres (333.5 sq. feet)

First Floor
Approx. 31.0 sq. metres (333.5 sq. feet)

Outbuilding
Approx. 14.0 sq. metres (151.2 sq. feet)

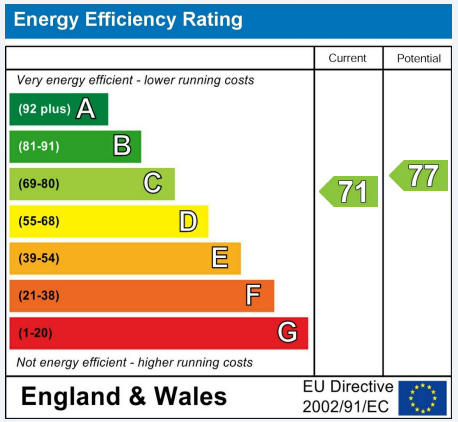


Total area: approx. 76.0 sq. metres (818.1 sq. feet)

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