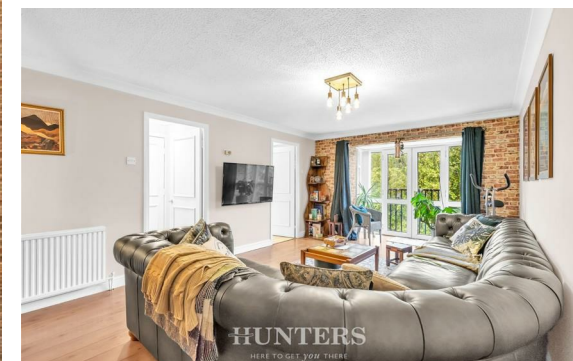




Exeter Court, Market Street, Middleton M24

- NO CHAIN
- THIRD FLOOR APARTMENT
- WELL MAINTAINED COMMUNAL GROUNDS
- CLOSE TO LOCAL AMENITIES
- EPC RATED D
- WELL PRESENTED
- POPULAR DEVELOPMENT
- EXCELLENT PARKING FACILITIES
- COUNCIL TAX BAND A
- PLEASE CALL TO ARRANGE A VIEWING

Asking Price £115,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are pleased to bring to the market this well-presented one-bedroom top-floor apartment, situated within the popular and well-maintained development of Exeter Court in Middleton. Ready to move straight into, the property would make an ideal purchase for a first-time buyer or downsizer seeking a comfortable home in a convenient residential location.

The apartment is accessed via a well-maintained communal entrance and briefly comprises an entrance hallway with excellent storage, a spacious lounge/dining area featuring patio doors opening to a Juliet balcony, a modern fitted kitchen, a generously sized bathroom and a double bedroom with mirrored fitted wardrobes, providing plenty of additional storage.

Externally, residents can enjoy attractive and well-maintained communal gardens, while the development also benefits from excellent parking facilities.

Exeter Court is a managed residential development situated just off Market Street, ideally positioned for easy access to Middleton town centre and its wide range of shops, amenities and local facilities. The property is also conveniently located for transport links to surrounding areas, making it an excellent choice for those looking for a well-connected yet peaceful place to call home.

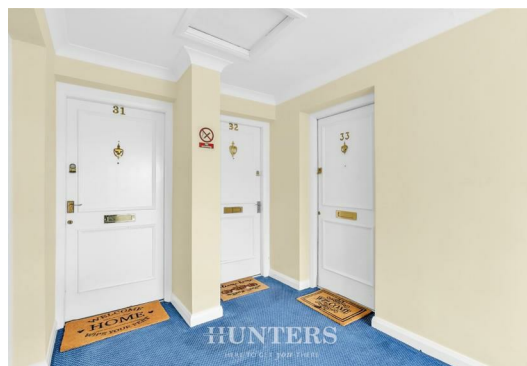
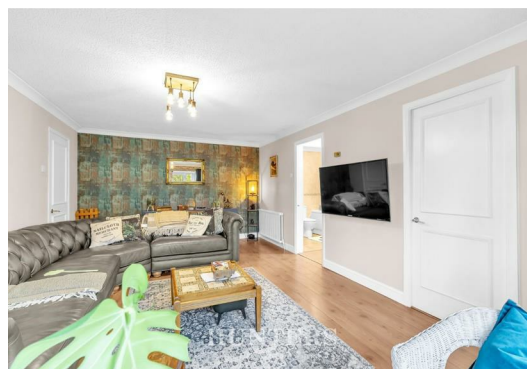
Council Tax Band – A

EPC Rating – D

Leasehold – 843 years remaining – Ground Rent £35.00 per annum.

Service Charge - £50.00 per calendar month.

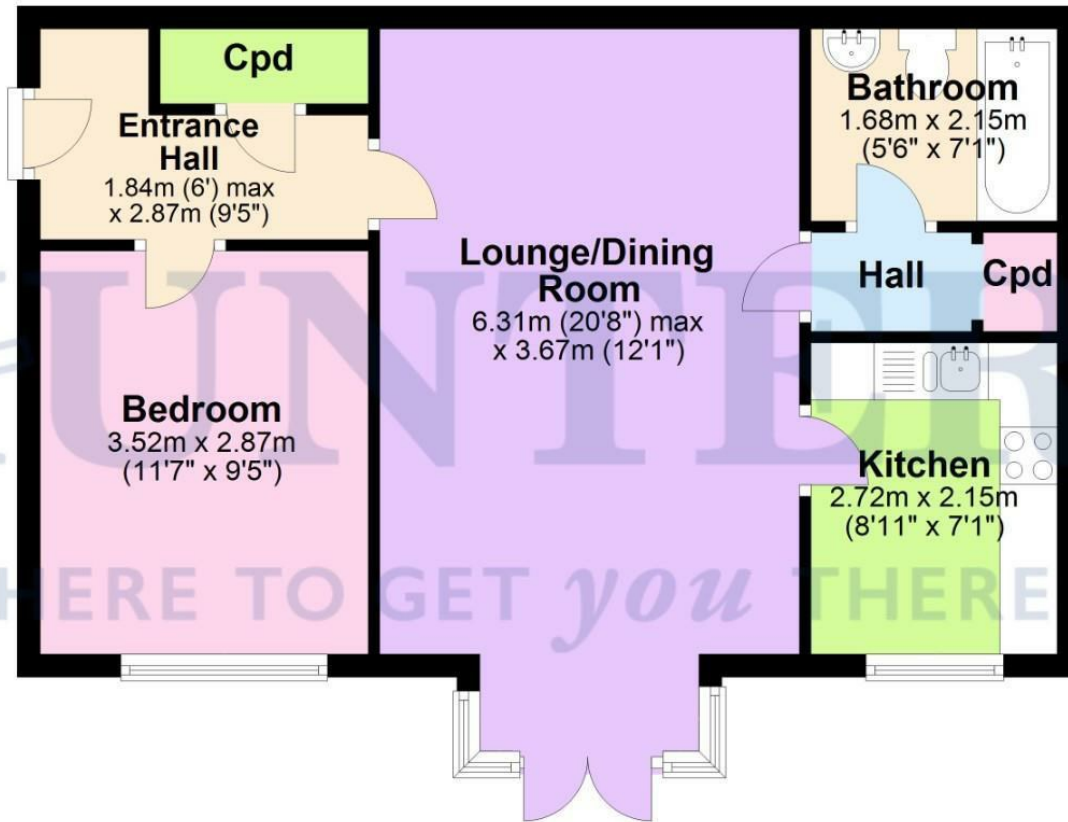
Viewing is highly recommended.





Third Floor

Approx. 50.2 sq. metres (540.3 sq. feet)



Total area: approx. 50.2 sq. metres (540.3 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		
(55-68) D	65	77
(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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northmanchester@hunters.com <https://www.hunters.com>