



## Oldham Road, Middleton M24

- NO CHAIN
- IN NEED OF SOME MODERNISATION
- THREE DOUBLE BEDROOMS
- CLOSE TO REPUTABLE LOCAL SCHOOLS
- CLOSE TO MILLS HILL TRAIN STATION
- LOTS OF POTENTIAL
- BEAUTIFULLY PRESENTED REAR GARDEN
- COUNCIL TAX BAND - A

Price £160,000

**HUNTERS®**  
HERE TO GET *you* THERE

Hunters are delighted to present this charming three bedroom mid terrace house located on Oldham Road in Middleton. While the property would benefit from some modernisation and is priced accordingly, it offers a fantastic opportunity for buyers to personalise and make it their own. Additionally, the property is offered with the advantage of no onward chain.

Upon entering, you'll be greeted by a spacious hallway leading into a generously sized lounge area, perfect for family living. Adjacent to the lounge is the kitchen, which is well proportioned and flows seamlessly from the hallway, offering direct access to the beautifully maintained rear garden. Upstairs, you'll find three good sized double bedrooms, providing ample space. The first floor is completed by a well appointed bathroom featuring a bath, WC, and hand wash basin.

Externally, there is on road parking to the front of the property, while the rear garden is a real highlight. It offers both a lawned area and a patio, making it an ideal space for a growing family to enjoy.

The property is conveniently located in Middleton, with easy access to Middleton Town Centre, local schools, shops, and essential amenities. Excellent transport links, including Mills Hill Train Station and quick access to the motorway network, make this an ideal location for commuters.

We highly recommend an early viewing to fully appreciate the potential of this spacious property and its prime location.

Tenure: Leasehold - 823 years remaining on the Lease

Ground Rent: £5.00 per annum

EPC: C

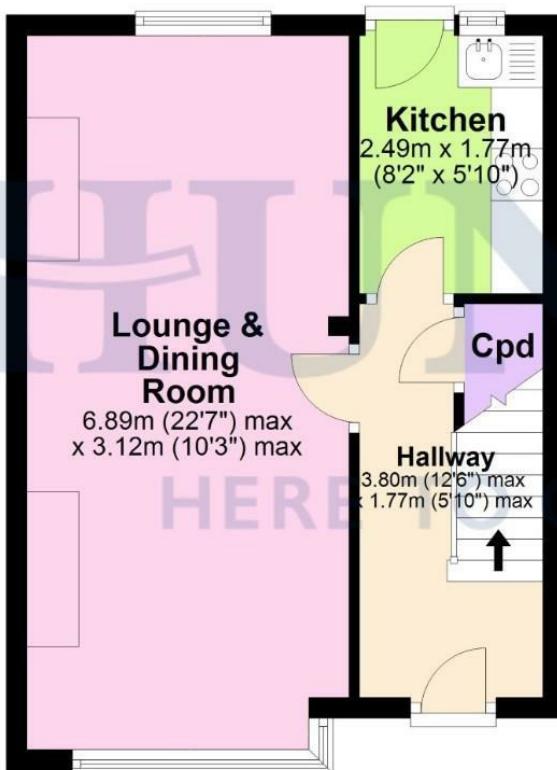
Council Tax Band: A





## Ground Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 74.6 sq. metres (802.9 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.

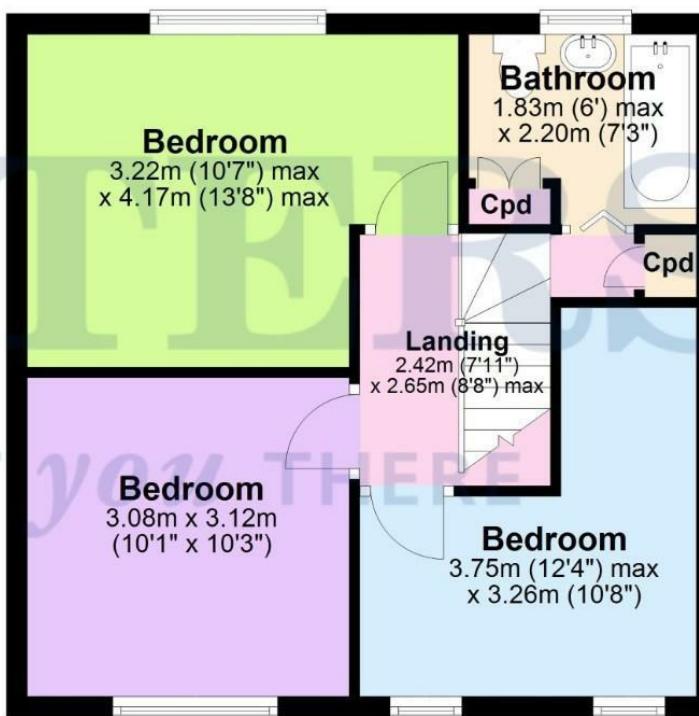
Plan produced using PlanUp.

## 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.

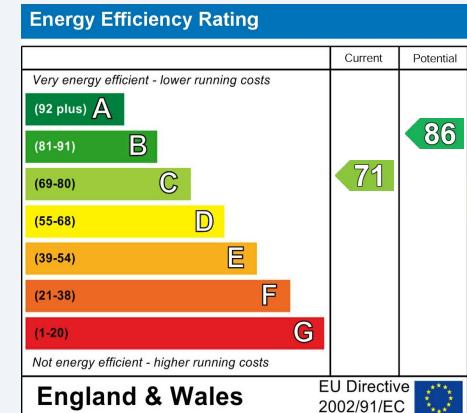
## First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



## 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.

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