



Ennerdale Road, Middleton, Manchester

- NO CHAIN
- DRIVEWAY
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES
- FREEHOLD
- IN NEED OF SOME MODERNISATION
- LARGE REAR GARDEN
- COUNCIL BAND A

Asking Price £180,000

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HERE TO GET *you* THERE

FREEHOLD & NO CHAIN. Hunters are delighted to present this three-bedroom mid-terraced home on Ennerdale Road in Middleton, offering an excellent opportunity for buyers looking to put their own stamp on a property. Requiring some modernisation and priced accordingly, this home is ideal for first-time buyers or investors seeking a well-located property with great potential.

Situated just a short distance from Middleton Town Centre, the property enjoys a popular and well-established residential setting, close to a wide range of local amenities, schools, and leisure facilities.

Internally, the home provides spacious and versatile accommodation throughout. A welcoming entrance hallway leads into a bright and generously sized lounge, creating a comfortable space for relaxing or entertaining. The well-equipped kitchen sits to the rear of the property and benefits from direct access to the garden. A useful utility/storage room completes the ground floor, adding valuable practicality.

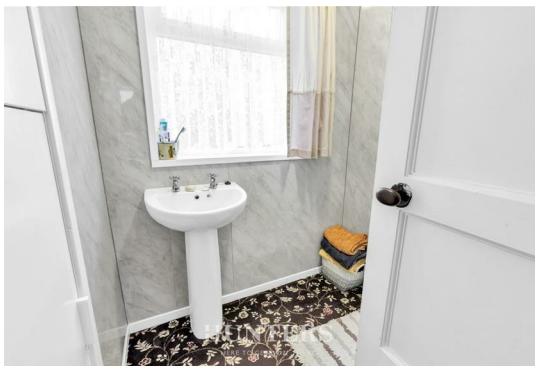
Upstairs, there are three well-proportioned bedrooms, including two comfortable double rooms and a versatile single bedroom, ideal as a nursery, guest room, or home office. The first floor also features a shower room with wash basin and a separate WC, enhancing convenience for everyday family living.

Externally, the property benefits from a driveway to the front, while to the rear there is a large, private, and well-maintained garden — perfect for outdoor enjoyment and entertaining. Additional on-street parking is available nearby.

The location offers excellent connectivity, with easy access to the M60 motorway and Manchester City Centre, approximately six miles away.

Combining generous living space, a sought-after location, and fantastic potential, this competitively priced home is expected to generate strong interest. Early viewing is highly recommended.

- Tenure: Freehold
- EPC Rating: C
- Council Tax Band: A





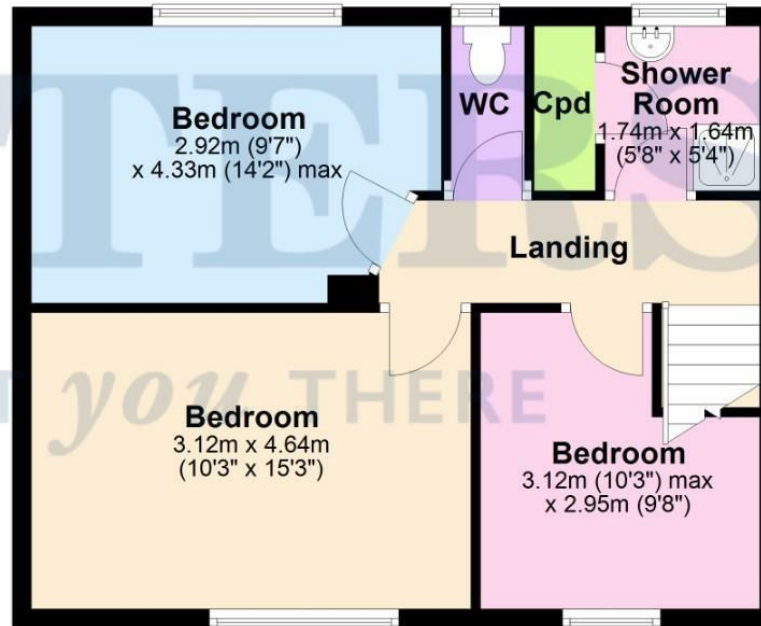
Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



First Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 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.

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		81
(69-80) C	71	
(55-68) D		
(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

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.



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