











# Myrtle Road, Middleton, Manchester, M24

- NO CHAIN
- DRIVEWAY
- OPEN PLAN KITCHEN DINER
- COUNCIL TAX BAND A
- CLOSE TO LOCAL SCHOOLS
- FREEHOLD
- EASILY MAINTAINED REAR GARDEN
- OPEN AREA TO THE FRONT OF THE PROPERTY
- EPC RATED C
- PLEASE CALL TO ARRANGE A VIEWING

HUNTERS®
HERE TO GET *you* THERE

## Offers Over £200,000

FREEHOLD | NO CHAIN | OFF ROAD PARKING.

Welcome to this charming mid-terrace house located on Myrtle Road in the heart of Middleton, Manchester. This delightful freehold property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the spacious rear garden, which is easily maintained, offering a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from a convenient driveway, ensuring that parking is never a concern.

Situated close to local schools, this residence is perfect for families looking to settle in a community-oriented area. Furthermore, Middleton Town Centre is just a short distance away, providing a variety of shops, restaurants, and amenities to cater to your everyday needs.

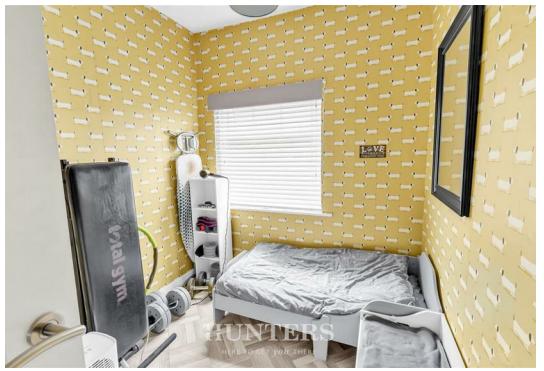
With no chain involved, this property is ready for you to move in and make it your own. Don’t miss the opportunity to view this lovely home that combines comfort, convenience, and a prime location.

Tenure: Freehold
EPC Rated: C
Council Tax Band: A









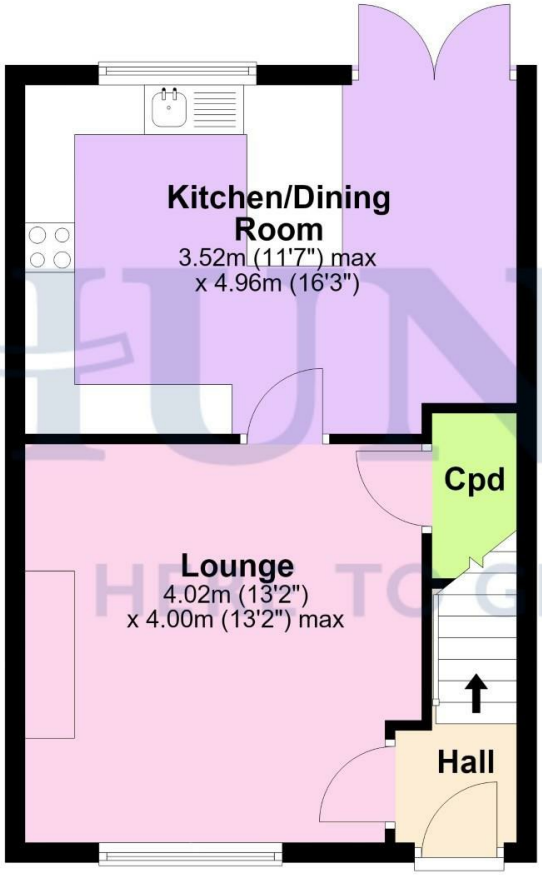






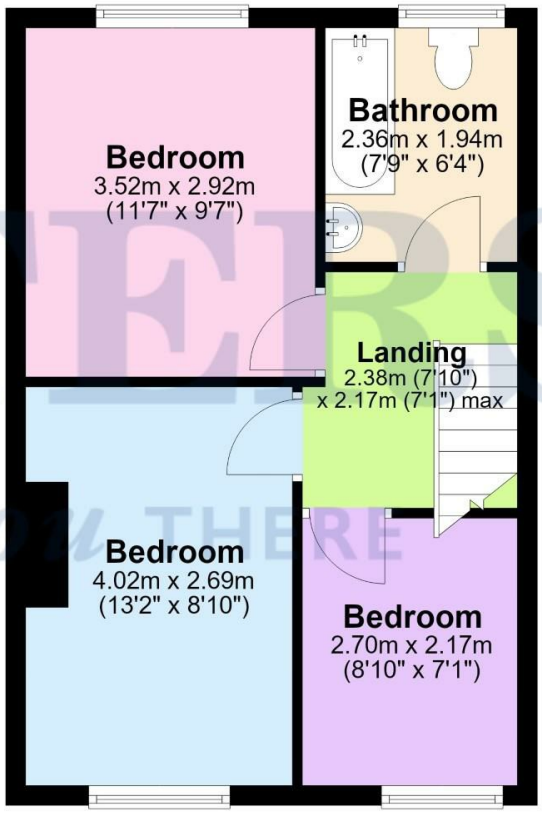
## Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)




## First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)

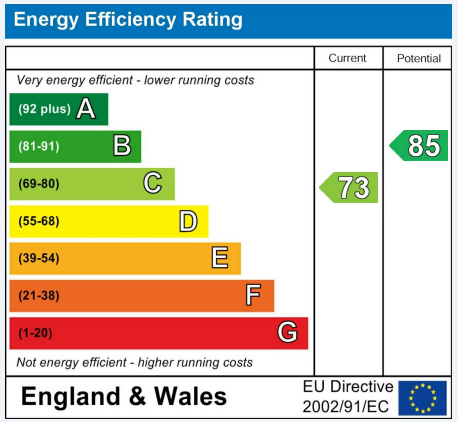



Total area: approx. 75.8 sq. metres (816.0 sq. feet)

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.

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The Property Ombudsman