

## Trinity Street, Middleton, Manchester

- NO CHAIN
- GATED PARKING TO THE REAR
- CLOSE TO MIDDLETON TOWN CENTRE
  - COUNCIL TAX BAND B
  - READY TO MOVE INTO
- END TERRACE HOUSE
- POPULAR LOCATION
- IDEAL FOR FAMILIES
  - EPC RATED D
- VIEWING RECOMMENDED

**Asking Price £210,000**

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

**NO CHAIN.** Welcome to this charming end-terrace house located on the popular Trinity Street in Middleton, Manchester. This property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. The well-proportioned layout offers a comfortable living experience, making it an ideal home for families or professionals alike.

The house features three inviting bedrooms, providing ample space for a young family. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently situated, ensuring ease of access for all residents.

The property is situated in a vibrant community, with local amenities, schools, and parks just a short distance away.

With its appealing features and prime location, this end-terrace house on Trinity Street presents a wonderful opportunity for anyone looking to make a new home in Middleton. Don't miss the chance to view this lovely property and envision the possibilities it holds for you and your family.

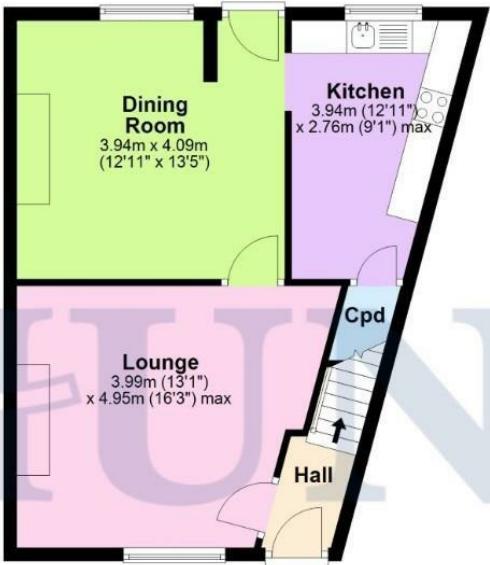
EPC: Rated D  
Tenure: Leasehold  
Ground rent: £0  
Council tax band: B





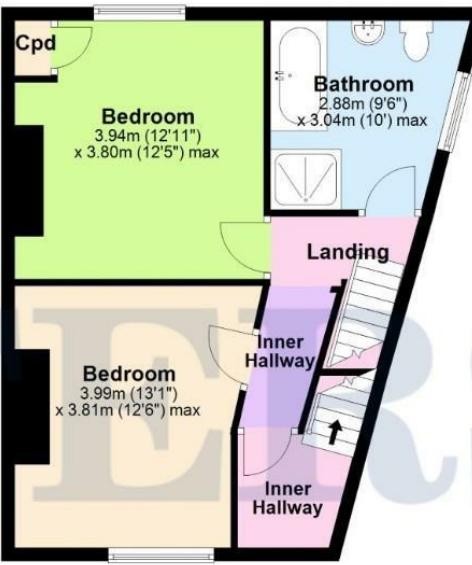
## Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



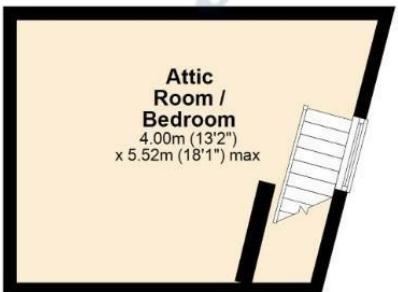
## First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



## Second Floor

Approx. 20.0 sq. metres (215.5 sq. feet)



Total area: approx. 114.3 sq. metres (1230.1 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		82
(81-91) B		
(69-80) C		
(55-68) D		57
(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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