



King Street, Middleton, Manchester, M24

- FREEHOLD
- CLOSE TO MIDDLETON TOWN CENTRE
- READY TO MOVE INTO
- COUNCIL TAX BAND A
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- GREAT TRANSPORT LINKS
- EASILY MAINTAINED REAR GARDEN
- EPC RATED C

Offers Over £180,000

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HERE TO GET *you* THERE

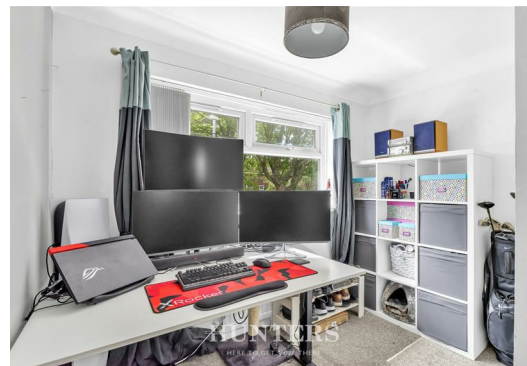
FREEHOLD. Situated on King Street in the charming area of Middleton, Manchester, this delightful terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Boasting three well-proportioned bedrooms and a comfortable reception room, this property offers ample space for modern living. The single bathroom is conveniently located, ensuring practicality for everyday use.

As a freehold property, you will enjoy the benefits of ownership without the constraints of leasehold agreements. The house is in good condition, allowing you to move in with ease and make it your own. The communal parking available is a significant advantage, providing suitable space for all neighbours and ensuring convenience for residents.

The location is particularly appealing, with excellent transport links that make commuting into Manchester City Centre a breeze. Whether you are heading to work or exploring the vibrant city, you will find that accessibility is a key feature of this property.

In summary, this end terrace house on King Street is a fantastic find, combining comfort, convenience, and a prime location. It is an ideal choice for those looking to step onto the property ladder or for investors seeking a promising addition to their portfolio. Do not miss the chance to view this lovely home.

Tenure: Freehold
EPC Rated: C
Council tax band: A





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.

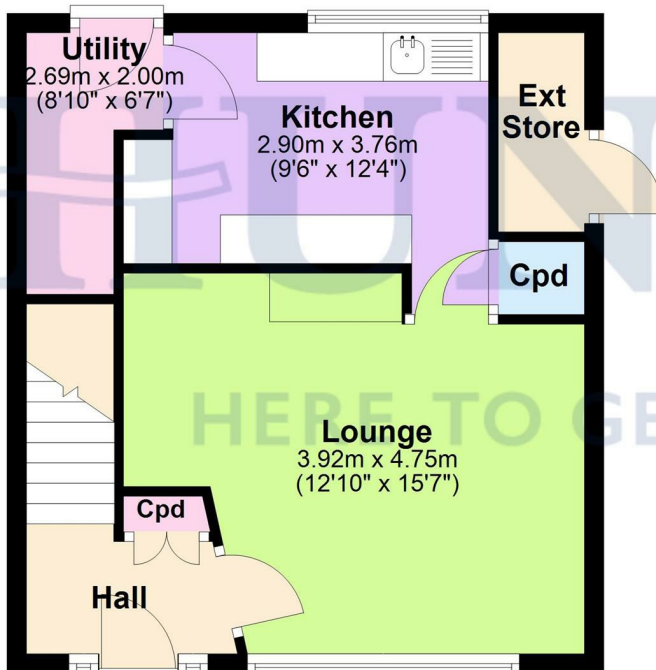
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

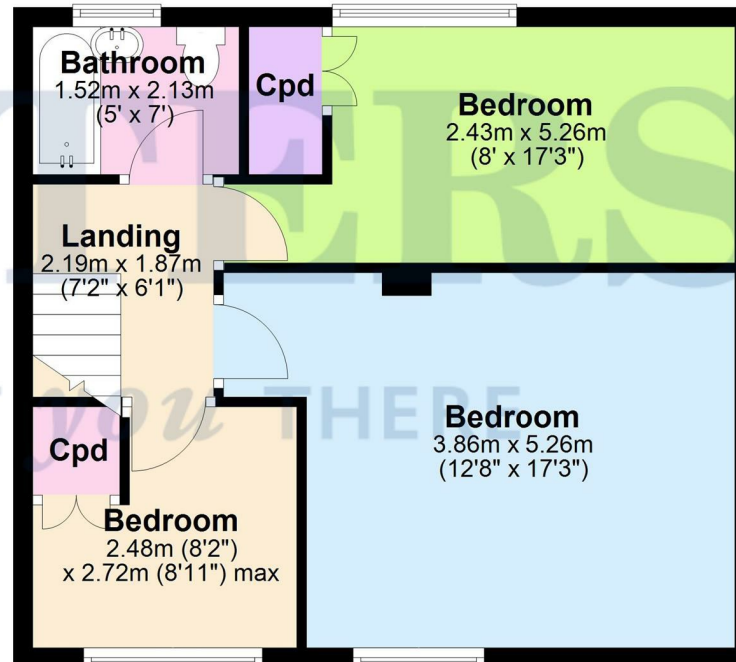
Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 82.8 sq. metres (891.4 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.



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