



Mellalieu Street, Middleton, Manchester

- NO CHAIN
- PRICED ACCORDINGLY
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- CLOSE TO LOCAL SCHOOLS

- FREEHOLD
- POPULAR LOCATION
- EPC RATED D
- COUNCIL TAX BAND A

Offers Over £150,000



Welcome to this charming end-terrace house located on Mellalieu Street in the heart of Middleton, Manchester. This property features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two inviting double bedrooms, this home offers ample space for a small family or professionals seeking a comfortable living environment.

The property boasts a spacious bathroom, designed for both functionality and relaxation. The layout is thoughtfully arranged to maximize space and light, creating a warm and inviting atmosphere throughout.

Situated in a popular location, this home is conveniently located near local amenities, schools, making it an ideal choice for those who appreciate community living. The end-terrace position provides added privacy and a sense of space, allowing for a pleasant outdoor area to enjoy.

This property presents an excellent opportunity for first-time buyers or those looking to invest in a thriving area. With its appealing features and prime location, this house is sure to attract interest. Do not miss the chance to make this lovely home your own.

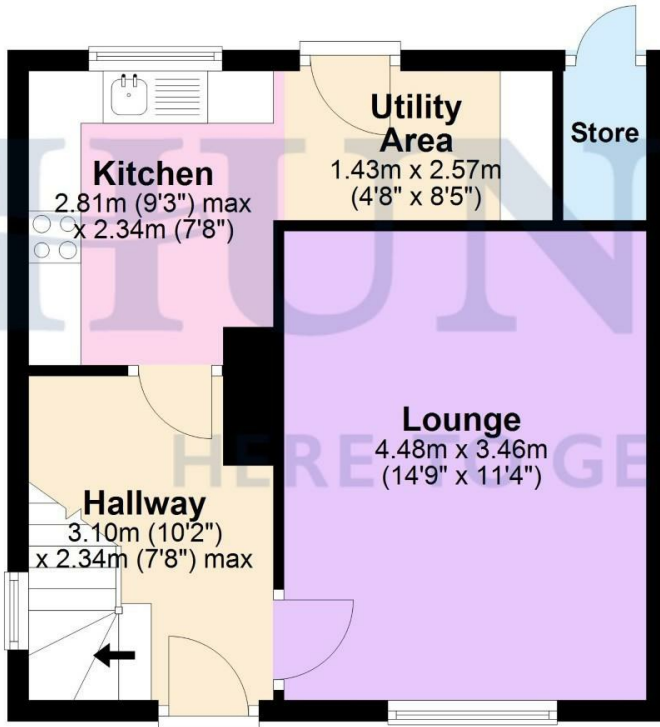
EPC: RATED D
TENURE: FREEHOLD
COUNCIL TAX: BAND A





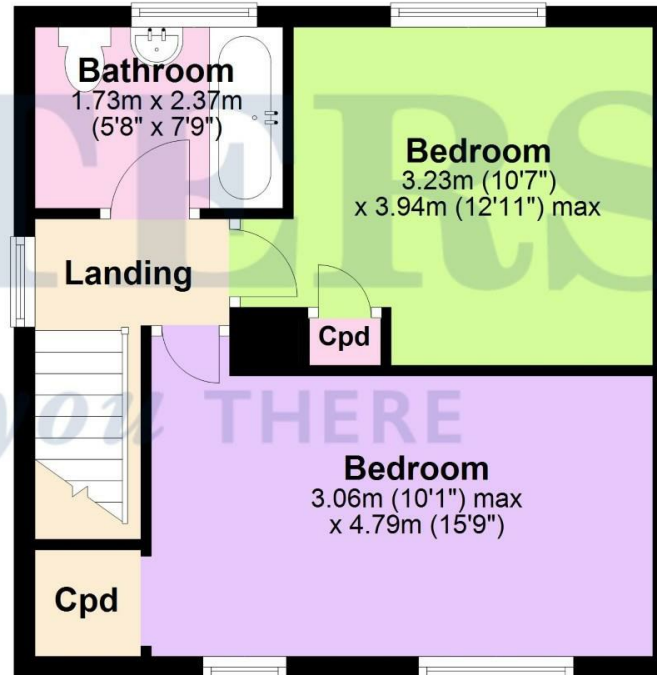
Ground Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 71.0 sq. metres (764.1 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | 80 |
| (55-68) D | | 66 | |
| (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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