







Hopwood Road, Middleton, Manchester, M24

- FREEHOLD & NO CHAIN
- COMMUNAL PARKING
- CONSERVATORY
- 2/3RDS BOARDED ATTIC
- COUNCIL TAX BAND A
- PORCH ENTRANCE
- HIGH SPEC KITCHEN
- IDEAL FOR FIRST TIME BUYERS
- EPC RATED C
- PLEASE CALL TO ARRANGE A VIEWING

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HERE TO GET *you* THERE

Offers Over £180,000

FREEHOLD & NO CHAIN. Located on Hopwood Road in Middleton, Manchester, this charming mid-terrace house presents an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts three well-proportioned bedrooms, making it ideal for small families or those looking to establish a comfortable living space.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for relaxation and entertaining guests. The addition of a conservatory enhances the ground floor area, providing a bright and airy space that can be utilised for various purposes, whether as a dining area, playroom, or a tranquil retreat to enjoy the garden views.

The property features a well-appointed bathroom, ensuring convenience for all residents. Furthermore, it is sold with the added benefit of no chain, allowing for a smooth and swift transaction. As a freehold property, you will enjoy complete ownership and control over your home.

For those with vehicles, communal parking is available, providing ease and accessibility.

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











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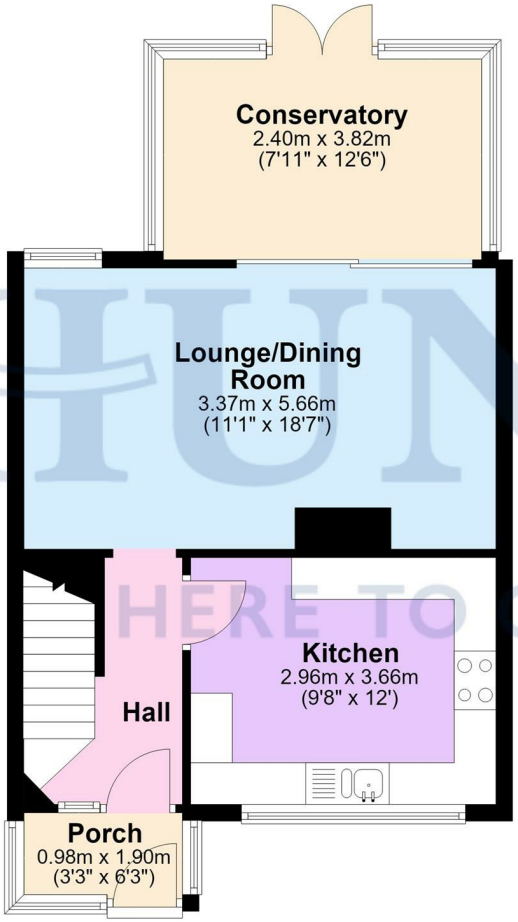

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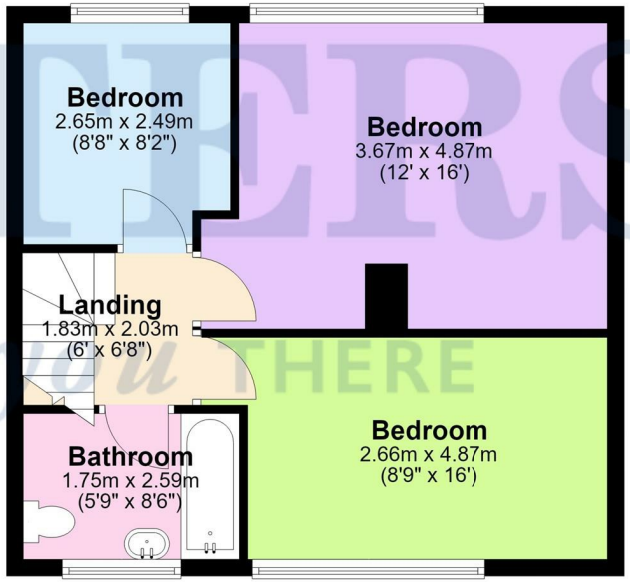
Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 93.0 sq. metres (1000.7 sq. feet)

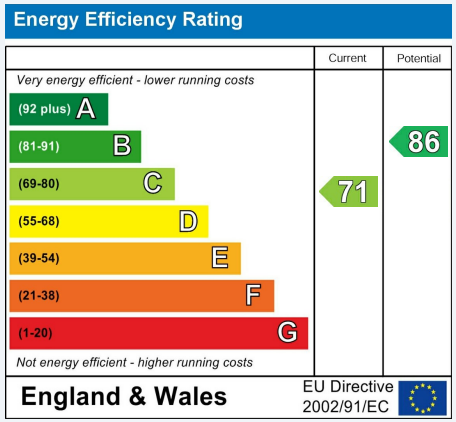
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

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.



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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The Property Ombudsman