



Higher Wood Street, Middleton, Manchester

- FREEHOLD
- CONSERVATORY
- PERFECT FOR FIRST TIME BUYERS
- SHORT WALK INTO MIDDLETON
- COUNCIL TAX BAND A
- GREAT CONDITION
- SPACIOUS PROPERTY
- CLOSE TO LOCAL SCHOOLS
- IDEAL FOR FAMILIES
- VIEWING RECOMMEND

Asking Price £200,000

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Welcome to this charming terraced house located on Higher Wood Street in the heart of Middleton, Manchester. This delightful property is an ideal choice for first-time buyers seeking a home that is ready to move into.

The house boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the lovely conservatory, which provides a bright and airy space to relax and enjoy the garden views throughout the year. This additional living area enhances the overall appeal of the home, making it a perfect spot for relaxing or evening gatherings.

Situated in a popular location, this terraced house offers both convenience and charm, with local amenities and transport links just a short distance away. Whether you are looking to start your journey as a homeowner or seeking a comfortable family residence, this property presents an excellent opportunity. Do not miss the chance to make this lovely house your new home.

EPC: TBC
Tenure: Freehold
Council tax band: A



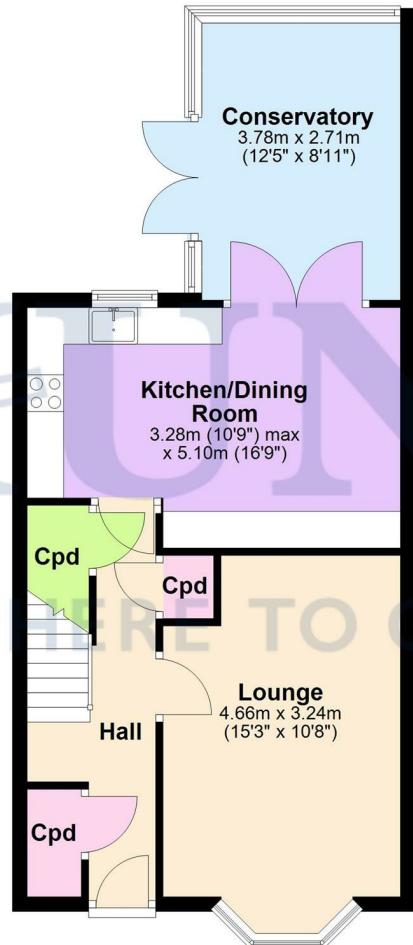


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Ground Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



Total area: approx. 92.7 sq. metres (997.6 sq. feet)

Disclaimer - This floplan 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.

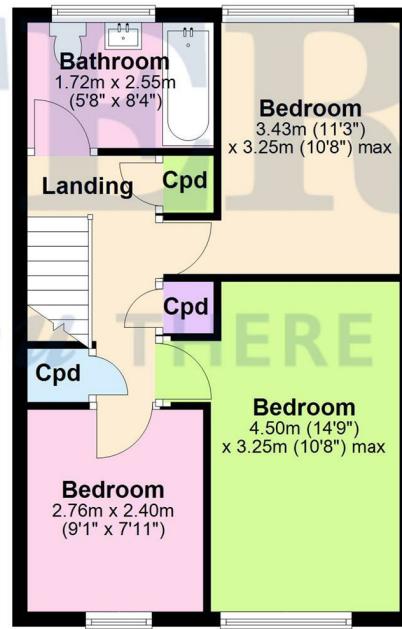
Plan produced using PlanUp.

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.

First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



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		
(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.

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