







Green Street, Middleton M24

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- FRONT AND REAR GARDENS
- CONVENIENT PUBLIC TRANSPORT LINKS
- EPC RATING - C
- TWO BEDROOM TERRACED HOME
- SPACIOUS LOUNGE
- USEFUL OUTBUILDING STORAGE
- CLOSE TO MIDDLETON TOWN CENTRE
- VIEWING HIGHLY RECOMMENDED

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Offers In Excess Of £165,000

Hunters are pleased to offer for sale this well presented two bedroom terraced home on Green Street in Middleton, offered with no onward chain. Offering generously proportioned accommodation, gardens to the front and rear and a convenient location close to Middleton town centre, this traditional property is ideal for first time buyers or those looking to downsize.

The accommodation begins with an entrance vestibule leading into a spacious and cosy lounge, where a feature fireplace creates an attractive focal point. The room offers plenty of space for comfortable seating, with a large front window allowing natural light to fill the space. To the rear, the kitchen/dining room is fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. There is space for a dining table, useful understairs storage and a door providing access to the rear garden.

Upstairs, the landing leads to two well proportioned bedrooms, including a particularly generous main bedroom spanning the front of the property. A modern bathroom completes the accommodation, featuring a bath with a shower over, a wash basin with vanity storage and a WC.
Externally, the property benefits from gardens to both the front and rear. The rear garden combines paved seating areas with established planting, providing an inviting space to relax or entertain. An outbuilding offers useful additional storage.

Green Street is conveniently positioned close to Middleton town centre, with its range of shops, supermarkets, cafes and everyday amenities. Public transport is readily accessible, with nearby bus services and Mills Hill train station within easy reach, making the location practical for commuters. The surrounding road network also provides connections to neighbouring towns and the M60 motorway.

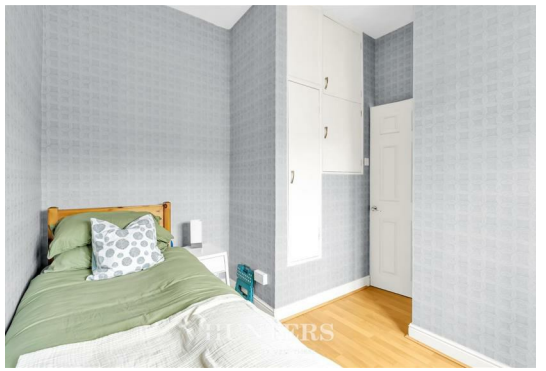
Viewing is highly recommended.

Tenure: Leasehold - 834 years remaining on the Lease
Ground Rent: £1.10 per annum
EPC Rating: C
Council Tax Band: A








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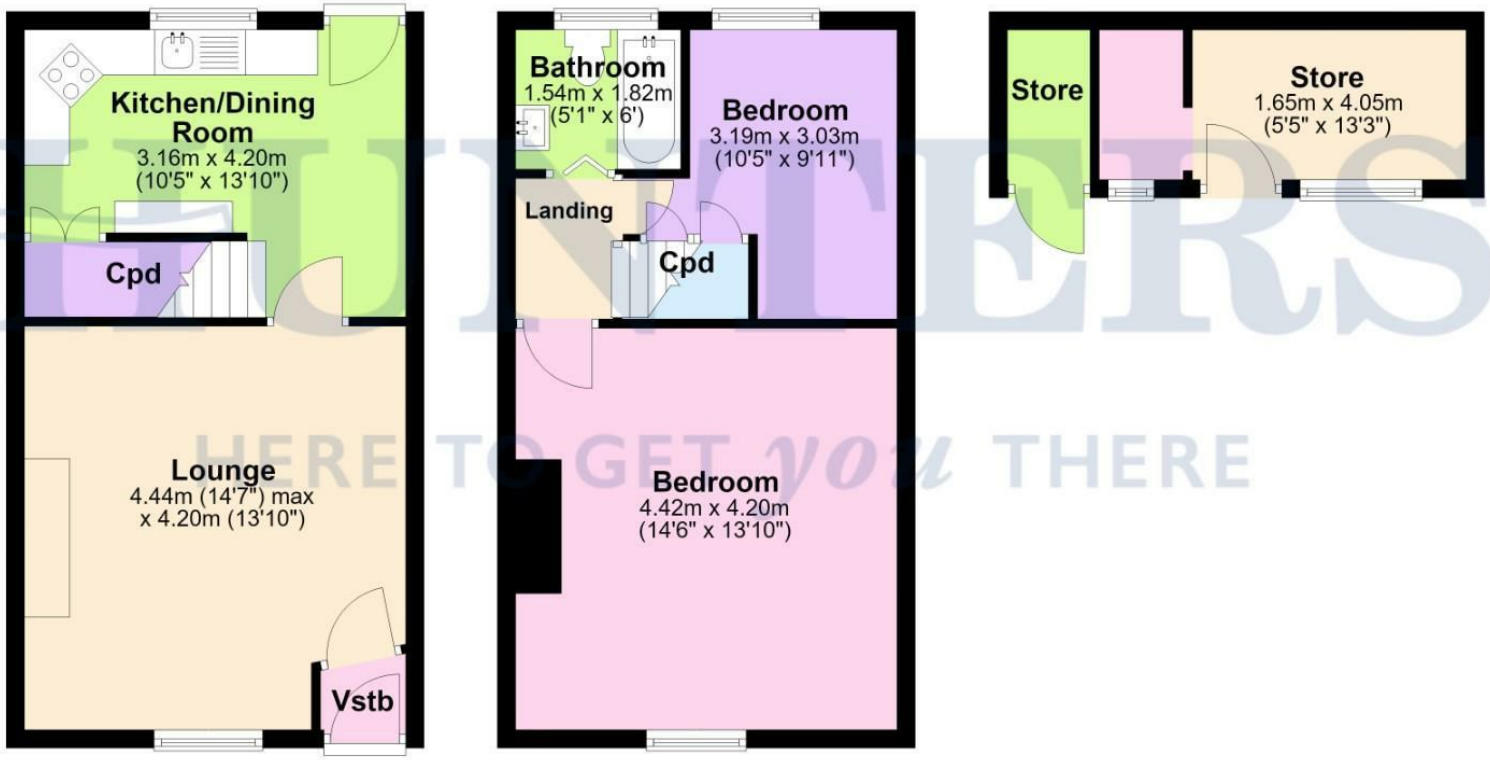

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Ground Floor
Approx. 32.2 sq. metres (346.6 sq. feet)

First Floor
Approx. 32.4 sq. metres (348.8 sq. feet)

Outbuilding
Approx. 8.3 sq. metres (89.8 sq. feet)

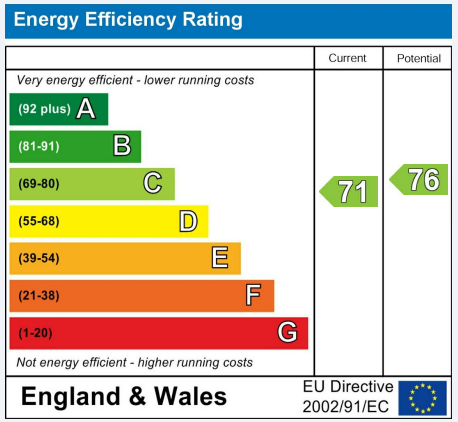


Total area: approx. 72.9 sq. metres (785.2 sq. feet)

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.

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

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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The Property Ombudsman