



Greenhill Road, Middleton M24

- PERFECT FOR FIRST TIME BUYERS
 - SPACIOUS LOUNGE
- EASY ACCESS TO MOTORWAY LINKS
 - TOP FLOOR
 - EPC RATED C
- READY TO MOVE INTO
- ALLOCATED PARKING
- IDEAL FOR INVESTORS
- COUNCIL TAX BAND B
- VIEWING RECOMMENDED

Asking Price £130,000



Hunters are delighted to offer for sale this charming flat located on Greenhill Road in the heart of Middleton, Manchester. This delightful property features a well proportioned reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, this flat is ideal for small families, couples, or individuals seeking a peaceful retreat.

The flat also boasts a modern bathroom, designed for both convenience and comfort. The layout is thoughtfully arranged to maximise space and natural light, creating a warm and inviting atmosphere throughout.

Situated in a vibrant community, this property offers easy access to local amenities, including shops, parks, and public transport links, making it an excellent choice for those who appreciate both convenience and a sense of community.

Whether you are looking to invest or find a new home, this flat on Greenhill Road presents a wonderful opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this lovely property your own.

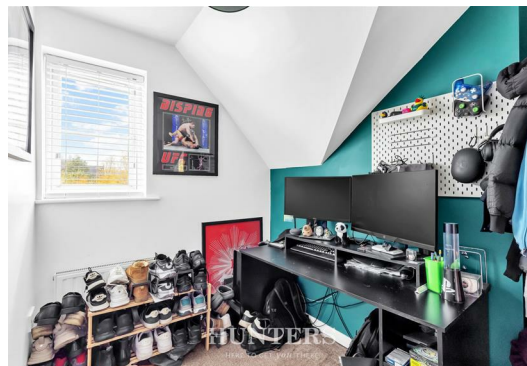
Tenure: Leasehold - 978 years remaining

Ground Rent: £100.00 per annum

Service Charge: £129.33 per month (equates to £1,551.96 per year)

EPC Rated: C

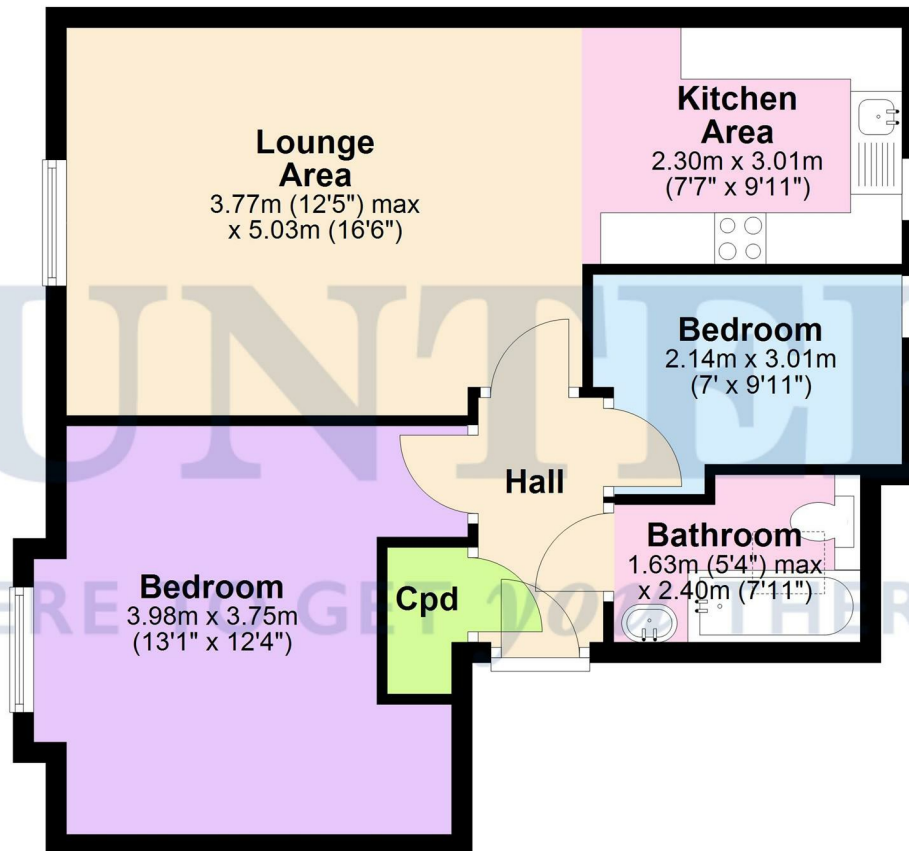
Council Tax Band: B





Second Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



Total area: approx. 55.5 sq. metres (597.9 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	70	71
(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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