







Albany Street, Middleton M24

- NO CHAIN
- THREE BEDROOM DETACHED HOME
- SEPARATE FAMILY BATHROOM & WC
- WELL KEPT LANDSCAPED REAR GARDEN
- CONVENIENT MIDDLETON LOCATION
- FREEHOLD
- OFF ROAD PARKING/DETACHED GARAGE
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- PLEASANT WOODLAND OUTLOOK
- EXCELLENT TRANSPORT & MOTORWAY LINKS

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Asking Price £270,000

Hunters are delighted to offer for sale this attractive three bedroom detached home, situated on Albany Street in Middleton, Manchester. Offered for sale with no onward chain, the property provides well proportioned accommodation across two floors, together with the added benefit of a detached garage. This property presents an excellent opportunity for first time buyers, couples and growing families alike.

Upon entering, the ground floor features a welcoming entrance leading into a spacious lounge, offering plenty of room to relax and unwind. To the rear, the fitted kitchen provides a functional and well laid out space for everyday family living, with access to the rear garden. To the first floor are three well proportioned bedrooms, including two generous doubles and a further single bedroom. These are complemented by a family bathroom and a separate WC, adding further practicality to the accommodation.

Externally, the property benefits from an attractive front garden with a gravelled frontage, alongside a private driveway providing off-road parking and access to the detached garage.

To the rear is a particularly impressive, enclosed garden which has been thoughtfully landscaped to create a fantastic space for outdoor entertaining and relaxation. The garden features extensive timber decking, a gravelled seating area and a superb covered gazebo with outdoor lounge furniture, providing the perfect setting to enjoy the warmer months. A real highlight is the lovely outlook towards the surrounding mature trees and woodland, with Wince Brook also situated nearby, offering a beautiful natural setting right on the doorstep.

Albany Street is conveniently located within Middleton, offering easy access to a wide range of local amenities and everyday essentials. Middleton town centre is just a short distance away, with Middleton Shopping Centre providing a variety of high street shops, supermarkets, cafés, restaurants and other services. There is also a good selection of nearby schools, including St Peter's RC Primary School, St Gabriel's CE Primary School, Elm Wood Primary School and Middleton Technology School, making the location particularly convenient for families. For commuters, Mills Hill railway station is within easy reach, alongside regular bus services and excellent access to the M60 and M62 motorway networks, providing convenient connections to Manchester city centre and surrounding areas.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Tenure: Freehold
EPC Rating: C
Council Tax Band: C











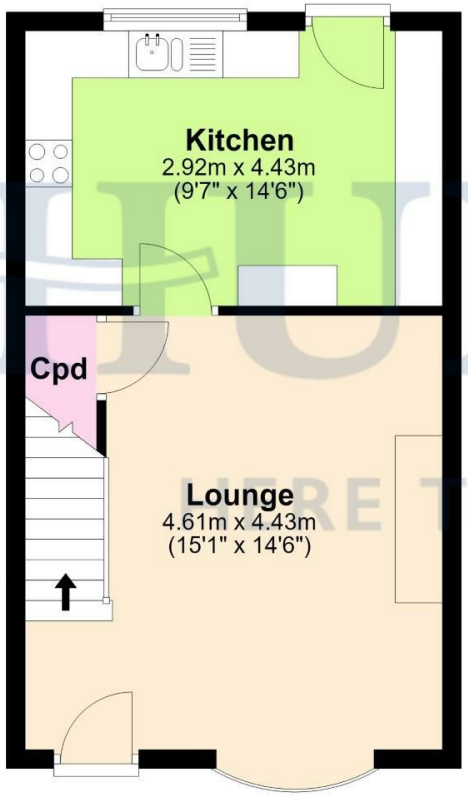
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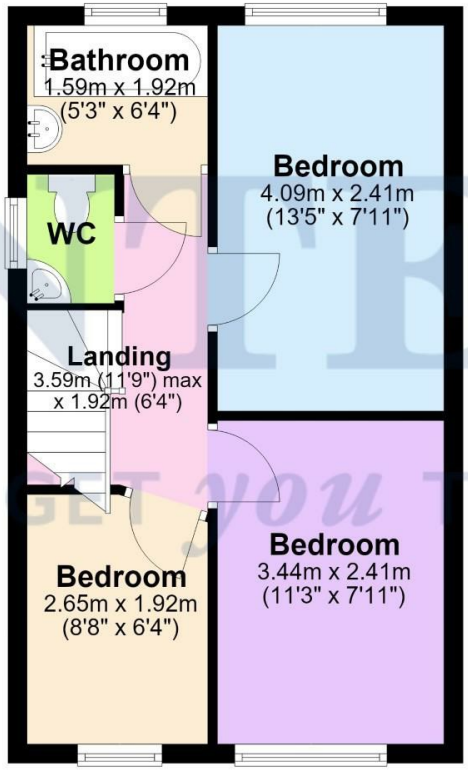

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Ground Floor
Approx. 34.0 sq. metres (365.9 sq. feet)



First Floor
Approx. 33.8 sq. metres (363.7 sq. feet)



Outbuilding
Approx. 19.3 sq. metres (207.5 sq. feet)

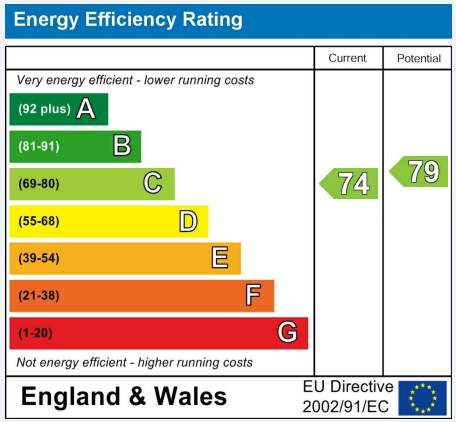


Total area: approx. 87.1 sq. metres (937.1 sq. feet)

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