







Windermere Road, Middleton M24

- FREEHOLD
- IDEAL FOR INVESTORS ONLY
- SITUATED IN A HIGHLY DESIRABLE AREA
- EXCELLENT OPPORTUNITY
- COUNCIL TAX BAND - B
- SOLD WITH TENANT IN SITU
- ALLOCATED PARKING
- CLOSE TO MIDDLETON TOWN CENTRE
- TWO GOOD SIZED BEDROOMS
- EPC RATING - TBC

HUNTERS®
HERE TO GET *you* THERE

Asking Price £185,000

SOLD WITH TENTANT IN SITU. Hunters are pleased to present this two bedroom end of terrace, offered for sale as a freehold investment opportunity with a tenant in situ. Located on Windermere Road in Middleton, a popular and established residential area, the property is ideally suited to buy to let investors seeking an immediate return.

On entering, a welcoming hallway provides access to the ground floor accommodation, including a convenient WC and staircase to the first floor. To the rear, there is a spacious lounge which offers a comfortable living area with direct access from the French doors to the outdoor space. Positioned at the front of the property, the kitchen is fitted with a range of units, worktops and appliance space, providing a practical and functional cooking environment. A useful storage cupboard is also located off the hallway.

To the first floor, the landing gives access to two well proportioned bedrooms and the family bathroom. The main bedroom spans the width of the property, offering a generous and comfortable double room, while the second bedroom is also well sized and suitable as a guest room, child's bedroom, or home office. The bathroom is fitted with a three piece suite comprising bath, wash basin, and WC.

Externally, the property benefits from an allocated parking space to the front and to the rear outdoor space, with the rear providing a private area suitable for low maintenance use.

Situated in a convenient and sought after location, Windermere Road offers easy access to local amenities, well regarded schools, transport links, and nearby green spaces, making this an excellent choice for buyers seeking a home close to everything Middleton has to offer.

Early viewing is highly recommended.

Tenure: Freehold
EPC Rating: To be confirmed
Council Tax Band: B











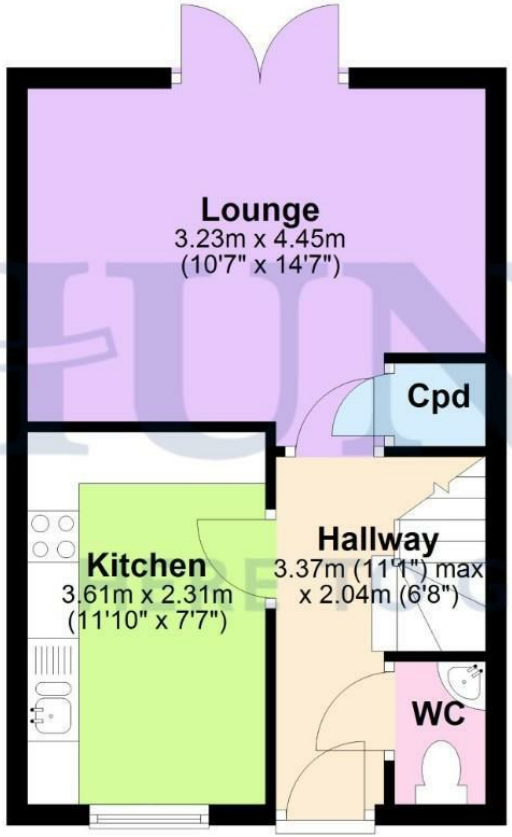






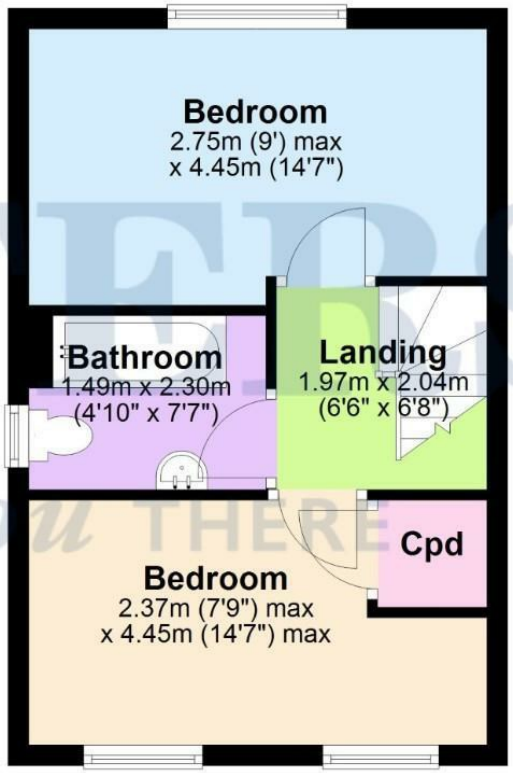

Ground Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.0 sq. feet)

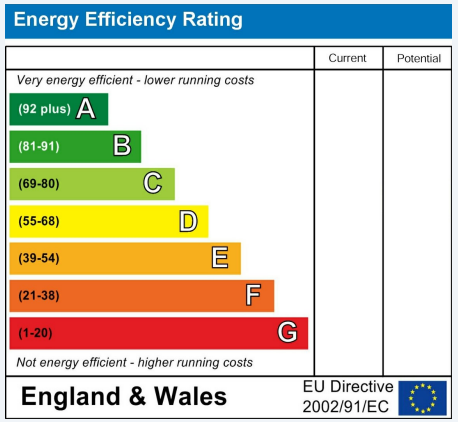


Total area: approx. 61.5 sq. metres (662.4 sq. feet)

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