



Acresfield, Middleton, Manchester, M24

- FREEHOLD
- EXTENDED
- POPULAR LOCATION
- COUNCIL TAX BAND B
- EPC TBC
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SCHOOLS
- EASILY MAINTAINED REAR GARDEN
- PLEASE CALL TO ARRANGE A VIEWING

Offers Over £220,000

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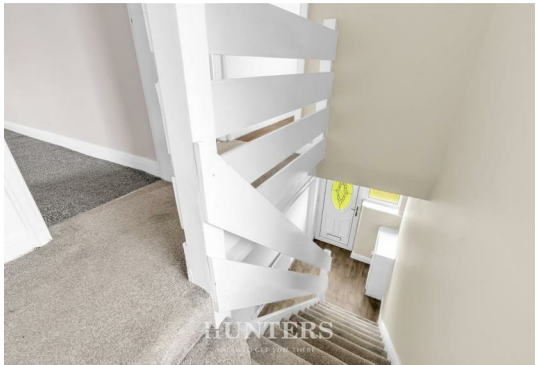
FREEHOLD | NO CHAIN | EXTENDED. Situated on the popular street of Acresfield Road, Middleton, this semi-detached house offers a wonderful opportunity for first-time buyers. The property boasts three well-proportioned bedrooms and a comfortable reception room, providing ample space for relaxation and family gatherings. The bathroom is conveniently located, ensuring practicality for everyday living.

This home has been thoughtfully extended, enhancing the ground floor space and creating a more open and inviting atmosphere. The easily maintained rear garden is perfect for enjoying the outdoors without the burden of extensive upkeep, making it an ideal retreat for both leisure and play.

Additionally, the property is sold with the added benefit of being freehold and with no chain, allowing for a smooth and straightforward purchase process. Its proximity to local schools makes it an excellent choice for families, ensuring that education is easily accessible.

In summary, this property presents a fantastic opportunity for those looking to enter the housing market in a popular location. With its spacious layout, convenient features, and low-maintenance garden, it is sure to appeal to a variety of buyers.

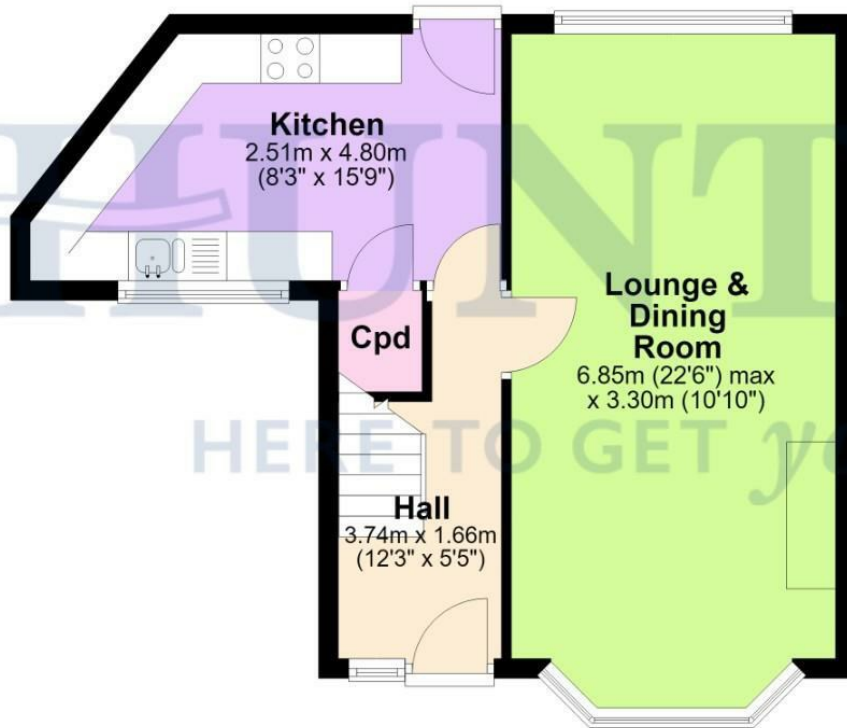
Tenure: Freehold
Council tax band: B
EPC Rated: C





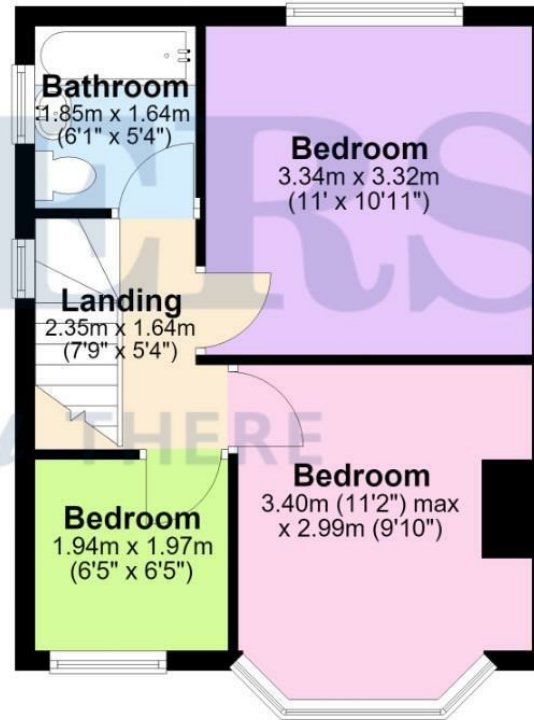
Ground Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.2 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.

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	73	79
(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

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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