



Price £75,000

18 Beech Street, Middleton, M24 4AW

- NO CHAIN
- Ideal Start Home For FTB/Investors
- Private Parking Space To Front
- Lawn Areas To Front & Side
- Close To Middleton Town Centre
- Easy Access To Transport Links
- Ground Floor Studio Apartment
- Popular Residential Area
- Short Drive To The Northwest Motorway Network
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This ground floor studio apartment is an ideal starter home for a first time buyer or property investor to add to their portfolio. The property is situated in a popular residential area of Middleton within walking distance of Middleton town centre and all its amenities, public transport links and a short drive from the Northwest motorway network. internal accommodation briefly comprises of lounge, kitchen and bathroom. Externally there is a private parking space direct to the front of property with small lawn garden areas to the front and side. There is a 77 year lease on the property with a ground rent cost of £39.50 payable half yearly and £5.80 communal electric charge which is payable per quarter.

INTERNAL ACCOMMODATION:

LOUNGE/BEDROOM: With electric wall heater, UPVC double glazed window to front elevation and opening through to the kitchen area.



KITCHEN: Range of wall and base units, space for oven, plumbed for washing machine, stainless steel sink unit with mixer tap and UPVC window to front elevation.

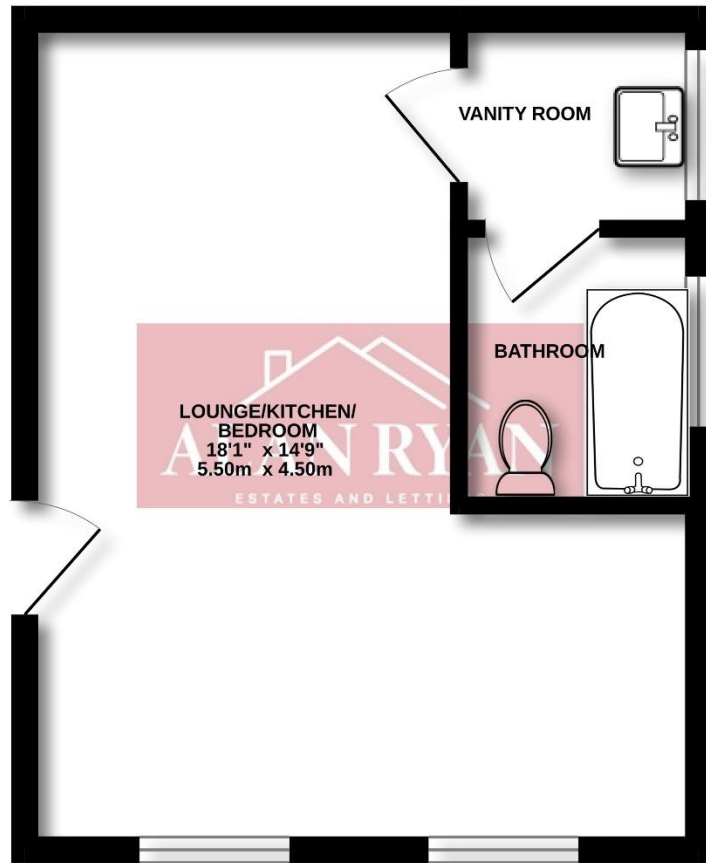


BATHROOM: Comprising of bath, vanity sink and WC and UPVC double glazed window.



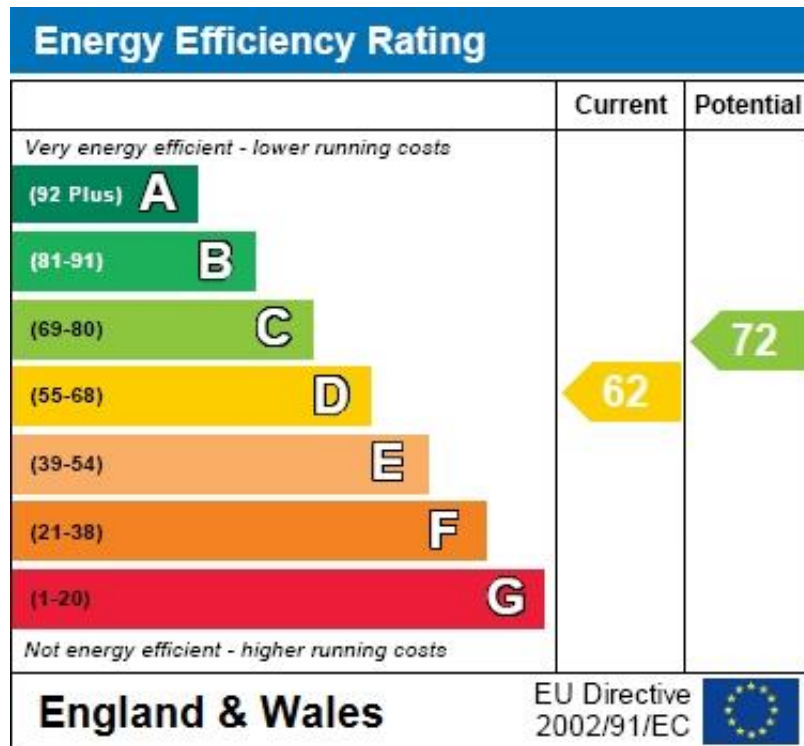
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.