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26 Hulbert Street, Middleton



- Attention Landlords / Buy To Let Investors
- Very Well Presented Two Bed Mid Terraced
  - Lounge / Dining Kitchen And Bathroom
  - Paved And Shingle Front Garden
  - Rear Patio And Shingle Garden
  - Available With Tenant In-situ

£139,995

ATTENTION BUY TO LET LANDLORDS. Property to be sold with long term tenant in-situ. Current monthly rental £650. Very well presented two bed mid terraced comprising of gas central heating, double glazed windows, lounge dining kitchen and three-piece bathroom. Externally to the front is a paved and shingle garden and to the rear an enclosed patio and shingle garden. Situated in a popular position close to Middleton town centre and its range of shops and facilities, transport links and ideal for access to the M60 motorway network.

## **GROUND FLOOR**

### **VESTIBULE ENTRANCE**

Vestibule entrance with staircase rising to the first floor.

### **LOUNGE**

3.78m x 3.78m (12'4" x 12'4")

Front aspect with wall mounted T.V point, carpet flooring and radiator.



### **DINING KITCHEN**

4.73m x 3.15m (15'6" x 10'4")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automatic washing machine, laminated wooden flooring and radiator. Double doors to the rear patio garden.



## **FIRST FLOOR**

### **BEDROOM 1**

4.75m x 3.82m (15'7" x 12'6")

Front aspect with carpet flooring, T.V point and radiator.



### **BEDROOM 2**

3.17m x 2.80m (10'4" x 9'2")

Rear aspect with fitted cupboard, carpet flooring and radiator.



### **BATHROOM**

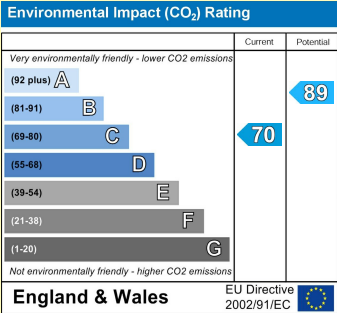
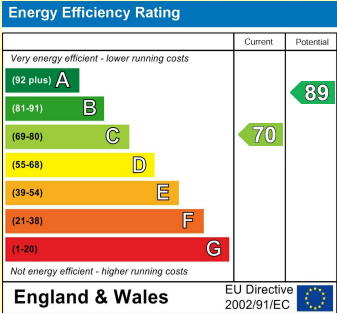
Three-piece bathroom comprising of bath, vanity wash-basin, low-level W.C, heated towel rail, part tiled walls and laminate floor covering.





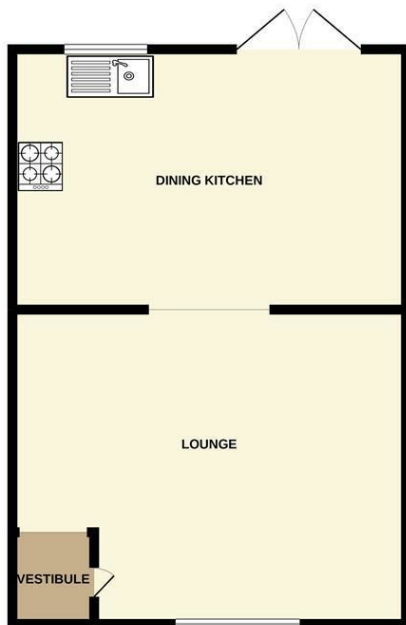
### OUTSIDE

Externally to the front is a paved and shingle garden and to the rear an enclosed patio and shingle garden.

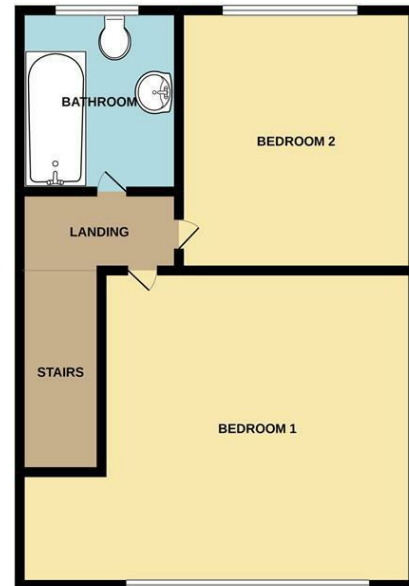


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TWO BED MID TERRACED

TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.

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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