



## Great Arbor Way, Middleton, M24 4BH

### £89,995

A Spacious First-Floor One-Bedroom Apartment in Middleton, Manchester.

This well-presented and generously sized first-floor one-bedroom apartment is perfectly located in a popular and convenient area of Middleton, offering an excellent opportunity for both first-time buyers and investors alike.

Situated within easy reach of a range of local amenities including shops, supermarkets, schools and leisure facilities, the property also benefits from superb transport links. Middleton town centre, Manchester city centre and surrounding areas are all easily accessible via excellent bus routes and nearby motorway connections, including the M60 and M62, making this an ideal choice for commuters.

Internally, the apartment offers a spacious and practical layout comprising a welcoming entrance hallway, a well-fitted kitchen, a bright and airy living room, a generously sized double bedroom, a bathroom and a useful storage cupboard. The property benefits from PVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout. Externally, there is communal parking to the rear of the building.

This property presents a fantastic investment opportunity with a potential rental income of approximately £9,600 per annum. Equally, it is an affordable and appealing option for first-time buyers looking to step onto the property ladder in a desirable and well-connected location.

Early viewing is highly recommended to appreciate the size, convenience and potential this apartment has to offer. The apartment can be chain free as well.





**Kitchen**  
11'10" x 7'2" (3.63 x 2.19)

**Living Room**  
13'5" x 12'9" (4.10 x 3.89)

**Bedroom**  
13'3" x 8'9" (4.06 x 2.68)

**Bathroom**  
6'7" x 5'6" (2.03 x 1.68)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold

Possession:

Vacant possession upon completion

Viewing:

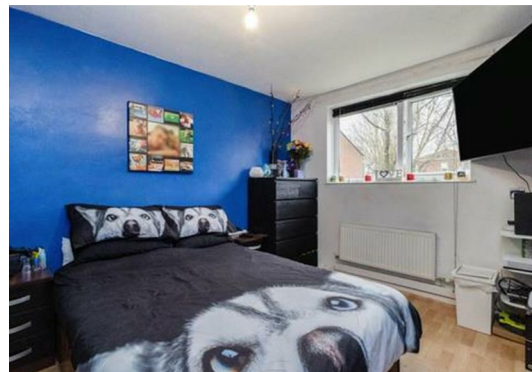
Viewing strictly by appointment through  
Lifestyle Sales and Lettings

### Important Information For Successful Buyers

We are required by law to conduct anti-money laundering checks on all those

buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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