



12 Cowper Street Manchester, M24 2FE

Fully refurbished 3 bedroom extended terraced home on the border of Middleton and Chadderton. This spacious home has been modernised throughout and briefly comprises; Entrance vestibule, large lounge, dining room and modern fitted kitchen. To the first floor are the two double bedrooms, the third large single bedroom and the newly fitted bathroom. Externally the property has a garden front and a private rear yard both of which have had work done to make the space more appealing. Under the current owner, this property has been renovated throughout with a modern finish and benefits from; New windows, damp proof course, new fitted kitchen, new fitted bathroom, roof work, new internal doors, full redecoration and flooring in every room, some new radiators and K-rend on the lower rear of the building. Please note some rooms have been virtually staged to better showcase the potential of the rooms and the spaces in the home.



Fully refurbished

Newly fitted modern kitchen

New fitted bathroom

Close to Mills Hill Train Station

2 reception rooms

3 bedrooms

Private rear garden

Vacant possession

£179,950

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Manchester, M24 2FE

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Lounge 14' 3" x 13' 5" (4.34m x 4.08m)

Entrance vestibule, large lounge which benefits from a damp proof course. Luxury Vinyl Tile flooring. Feature fireplace. New radiator.

Dining Room 14' 3" x 14' 2" (4.34m x 4.33m)

Spacious second reception room. damp proof course. Luxury Vinyl Tile flooring. New radiator. Storage under the stairs.

Kitchen 10' 11" x 5' 11" (3.32m x 1.81m)

Modern soft grey gloss kitchen base and wall cabinets with wood effect worktops. Subway style tiles. Integrated oven, hob and extractor fan. New window and blinds. Damp proof course. Luxury Vinyl Tile flooring. New radiator. Door to the rear yard.

Bedroom 1 10' 6" x 8' 8" (3.19m x 2.64m)

To the front elevation. New window and carpet.

Bedroom 2 10' 11" x 8' 2" (3.33m x 2.50m)

To the rear elevation. New window and carpet. Built in storage.

Bedroom 3 13' 4" x 5' 7" (4.06m x 1.70m)

To the front elevation. New window and carpet. Built in storage.

Bathroom

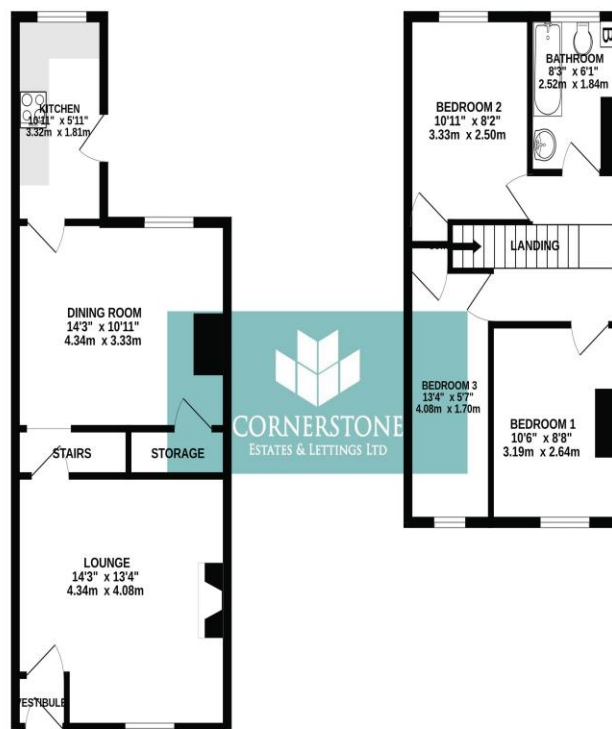
Newly fitted bathroom in white with black taps for a modern finish. Panel bath with shower above and glass screen, vanity wash hand basin and low level w/c. Part tiled. Black towel rail. Boiler in built in unit. New window and blinds. Vinyl flooring.

Rear Garden

The rear of the garden has a patio area for relaxing or entertaining and a gravel area along with a raised flowerbed. The exterior of the property benefits from new render done in K-Rend and new guttering.

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (74.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

12 COWPER STREET
MIDDLETON
MANCHESTER
M24 2FE

Energy rating

D

Valid until

6 June 2031

Certificate number

0320-2857-4060-2809-2645

Property type

Mid-terrace house

Total floor area

83 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)