



## Stanycliffe Lane, Middleton, Manchester, M24

- FREEHOLD
- GATED DRIVEWAY
- ORANGERY
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- COUNCIL TAX BAND E
- UNIQUE PROPERTY
- EXTENDED
- ATTACHED GARAGE
- DOWNSTAIRS WC
- CLOSE TO 1,600 SQUARE FT

**Asking Price £465,000**



**FREEHOLD.** Hunters are delighted to market this unique four bedroomed detached house located on Stanycliffe Lane in a popular area of Middleton, Manchester. This property is perfect for a growing family.

This remarkable property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. With four well-proportioned bedrooms, including one of the bedrooms with an en-suite bathroom, this home is perfect for families seeking comfort and privacy.

The property has been thoughtfully extended, enhancing its living space and adding a delightful orangery that invites natural light and offers a serene spot to enjoy the garden views. The ground floor also includes a convenient utility room and a downstairs WC, making daily living effortless and accommodating for guests.

In addition to its generous living areas, the house benefits from an attached garage, providing secure parking and extra storage options. This unique build combines modern conveniences with a warm and inviting atmosphere, making it an ideal choice for those looking to settle in a welcoming community.

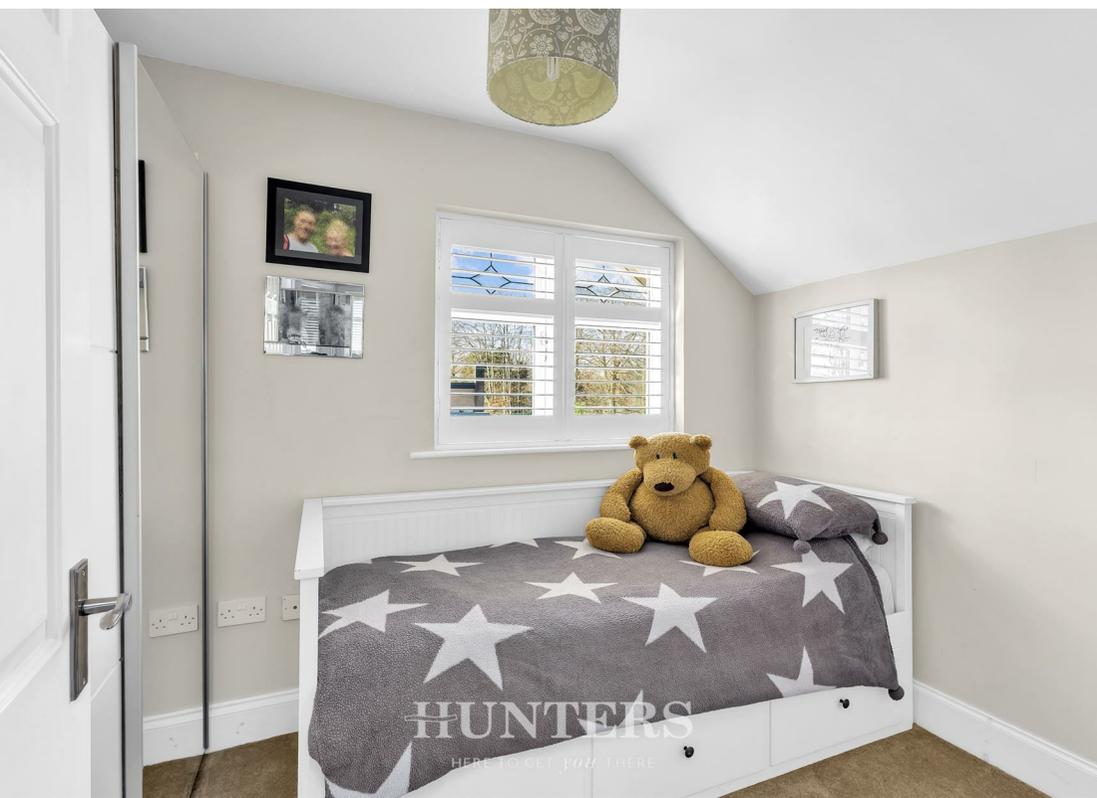
With its blend of style, space, and practicality, this property on Stanycliffe Lane is a must-see for anyone in search of their next home.

EPC: C

Tenure: Freehold

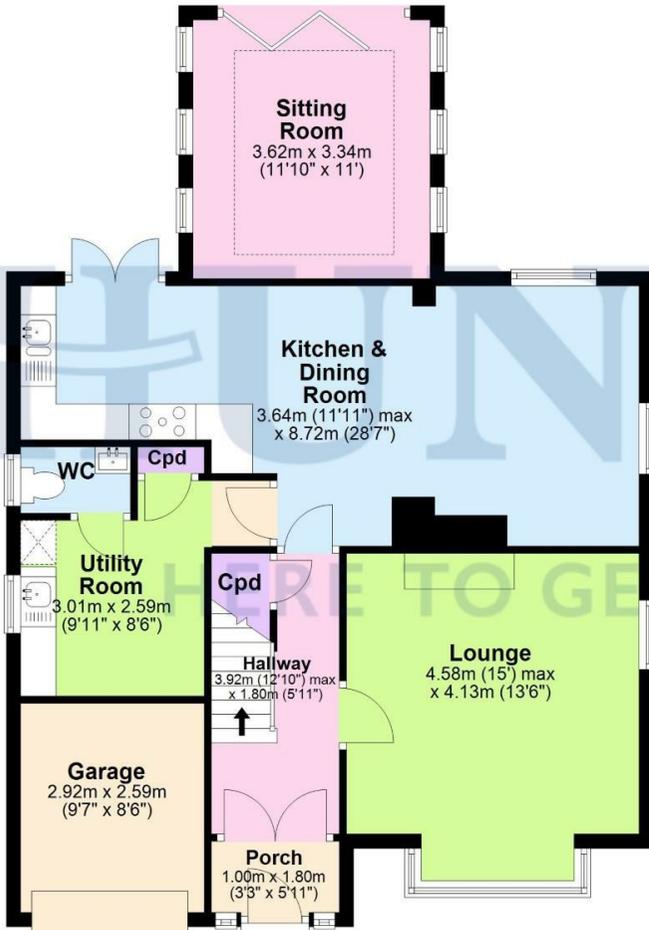
Council tax band: E





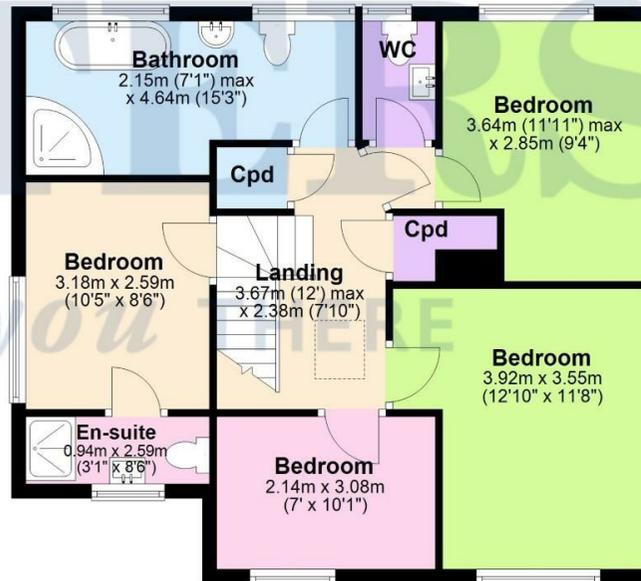
### Ground Floor

Approx. 84.9 sq. metres (913.4 sq. feet)



### First Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



Total area: approx. 148.4 sq. metres (1597.8 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.

### 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.



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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