



## Lord Street, Middleton, Manchester, M24 6AZ

- EXTENDED
- DOWNSTAIRS WC AND UTILITY ROOM
- IDEAL FOR A GROWING FAMILY
- OFF ROAD PARKING FOR AMPLE CARS
- EPC RATED C
- FOUR BEDROOMS
- SPACIOUS LOUNGE & DINING ROOM
- CLOSE TO LOCAL AMENITIES AND MIDDLETON TOWN CENTRE
- COUNCIL TAX BAND B
- READY TO MOVE INTO

**Asking Price £275,000**

**HUNTERS®**

HERE TO GET *you* THERE



Hunters are thrilled to offer this superb opportunity to purchase an EXTENDED four-bedroom semi-detached home, located on the ever-popular Lord Street in the highly sought-after area of Middleton.

Perfectly suited for growing families or buyers looking to upsize, this well-positioned property boasts spacious living and outstanding potential throughout.

Upon entry, you're welcomed into a bright, generously sized lounge and dining area — the heart of the home and ideal for entertaining guests or relaxing with family. This flows seamlessly into a stylish and well-proportioned kitchen, offering ample workspace and plentiful storage. The ground floor also benefits from a practical utility room and a downstairs WC — essential features for busy family life.

Upstairs, the property offers three spacious double bedrooms alongside a well-sized single bedroom, ideal for use as a child's room, nursery, or a home office. A modern family bathroom completes the first floor, featuring a bathtub with overhead shower, WC, and wash basin.

Externally, the front of the home provides off-road parking for multiple vehicles. To the rear, you'll find a private, L-shaped landscaped garden combining lawn and patio areas — perfect for summer gatherings, children's play, or simply relaxing outdoors.

Set in a prime location close to excellent local schools, shops, and amenities, and benefiting from strong transport links including easy motorway access, this property delivers both comfort and convenience.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic family home has to offer.

Tenure: Leasehold  
Council Tax Band: B  
EPC Rating: C









## 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.

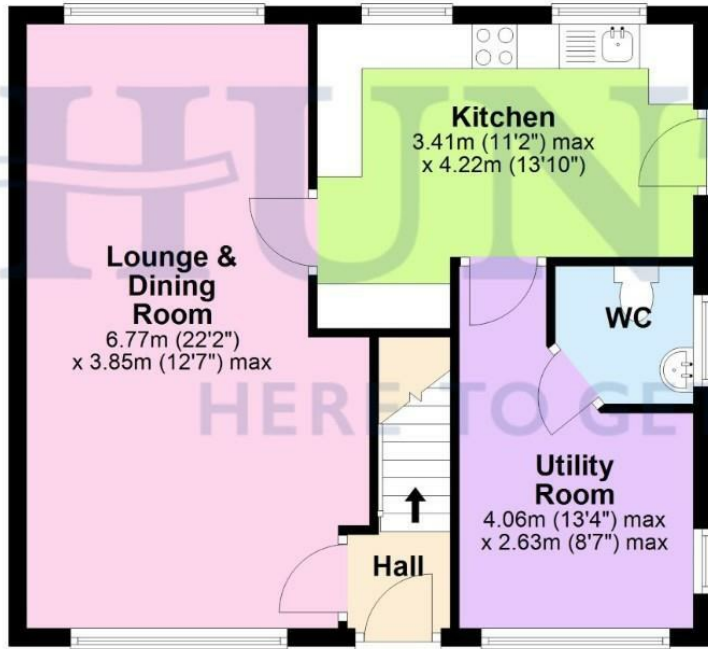
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

### Ground Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



### First Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 101.2 sq. metres (1089.4 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.



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