



## Heywood Old Road, Middleton, Manchester

- FREEHOLD
- BEAUTIFULLY PRESENTED SPACIOUS REAR GARDEN
  - CONSERVATORY
- GREAT LOCATION FOR MOTORWAY LINKS
  - DRIVEWAY AND INTEGRAL GARAGE
- IMMACULATE AND STYLISH INTERIOR
  - FOUR DOUBLE BEDROOMS
  - SOUGHT AFTER LOCATION
  - IDEAL FOR A GROWING FAMILY
  - POTENTIAL TO EXTEND FURTHER

**Asking Price £425,000**

**HUNTERS®**

HERE TO GET *you* THERE



Hunters are proud to present this outstanding opportunity to acquire a beautifully maintained four-bedroom semi-detached family home, ideally situated on the ever-popular Heywood Old Road in Middleton. Offered with the added advantage of being FREEHOLD, this impressive residence boasts spacious accommodation, stunning countryside views, and immediate access to picturesque walking routes—making it the perfect choice for a growing family.

Upon entering, you're welcomed by a bright and inviting hallway that sets the tone for the rest of the home. The main lounge/dining room is both cosy and elegant, enhanced by a large bay window that floods the space with natural light and a charming fireplace that adds character and warmth. Designed with modern family living in mind, the ground floor also features a convenient utility room and ample built-in storage.

At the heart of the home lies a stunning open-plan kitchen, fully equipped with integrated appliances and generous workspace. This seamlessly connects to a relaxed sitting area, ideal for entertaining or unwinding while enjoying serene views over the rear garden—particularly delightful in the warmer months. Completing the ground floor is an integral garage, offering potential for conversion into an additional reception room or bedroom.

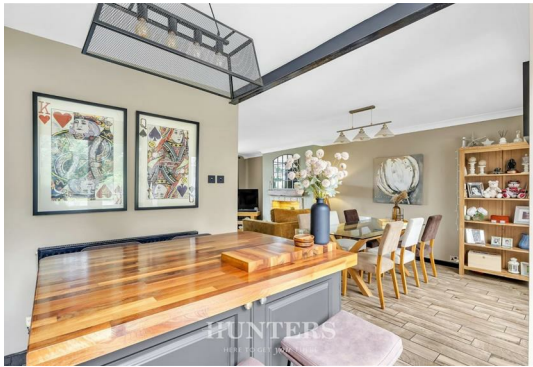
The first floor opens onto a spacious landing leading to four well-proportioned double bedrooms. The master suite enjoys breathtaking views and benefits from its own stylish en-suite bathroom. A contemporary family bathroom, complete with WC, shower, and a sleek fitted vanity unit with ample storage, serves the remaining rooms. Additionally, a second en-suite can be found in one of the front bedrooms, adding further practicality and appeal.

Externally, the property offers ample off-road parking to the front for multiple vehicles. The rear garden is a true highlight—generous in size and beautifully landscaped, it includes a well-kept lawn, a dedicated seating area perfect for al fresco dining or entertaining, and a useful garden shed.

Located in a sought-after part of Middleton, Heywood Old Road offers a perfect blend of rural tranquility and everyday convenience. The home is within easy reach of Middleton Town Centre, which provides a wide range of amenities including shops, cafes, supermarkets, and leisure facilities. Reputable primary and secondary schools are also nearby, further enhancing its family-friendly credentials.

Early viewing is highly recommended to avoid missing out on this exceptional family home.

Tenure: Freehold  
EPC Rating: TBC  
Council Tax Band: D



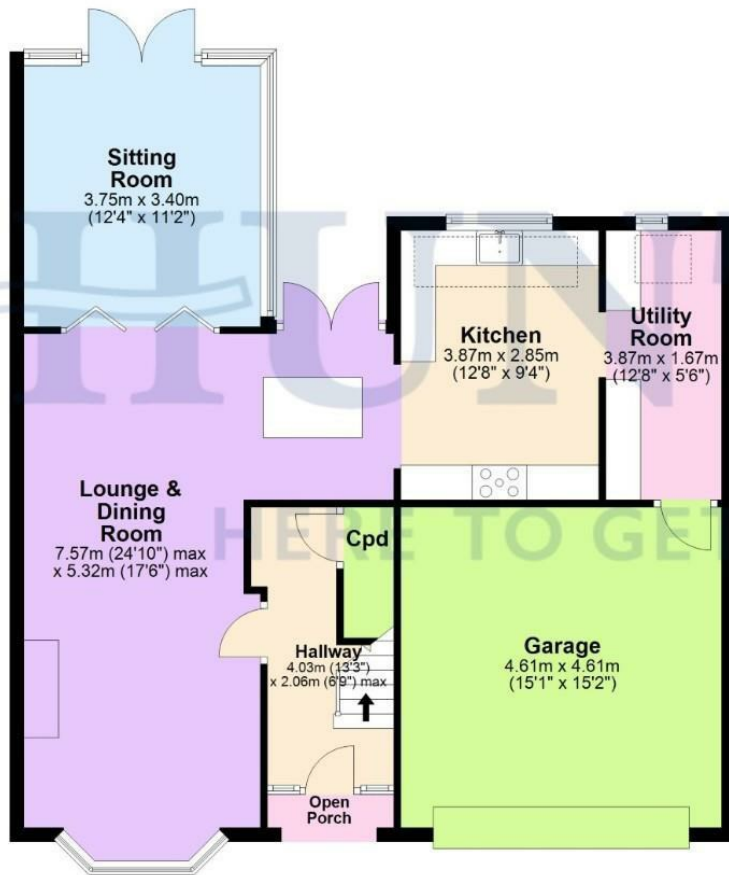






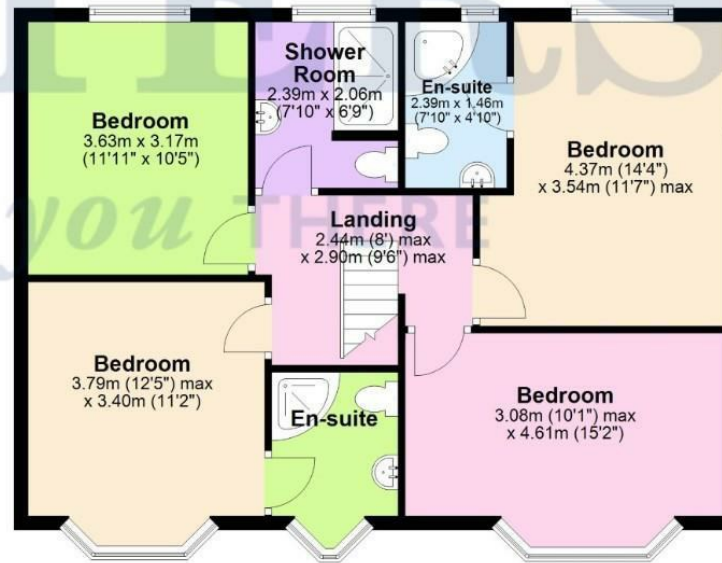
### Ground Floor

Approx. 91.5 sq. metres (984.6 sq. feet)



### First Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 163.3 sq. metres (1758.2 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.

## 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>		
(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	

75 84

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

### 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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