



Nowell Road, Middleton, Manchester, M24

- FREEHOLD
- OFF ROAD PARKING FOR AMPLE VEHICLES
 - DOWNSTAIRS WC AND UTILITY SPACE
 - EPC RATED D
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- THREE DOUBLE BEDROOMS
 - DETACHED GARAGE
 - COUNCIL TAX BAND A
 - IDEAL FIRST TIME BUYERS
- PLEASE CALL TO ARRANGE A VIEWING

Asking Price £240,000

HUNTERS®
HERE TO GET *you* THERE

FREEHOLD. Situated on Nowell Road in the popular area of Middleton, Manchester, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Sold with the added benefit of freehold ownership, this property boasts three generously sized double bedrooms, ensuring ample space for relaxation and comfort.

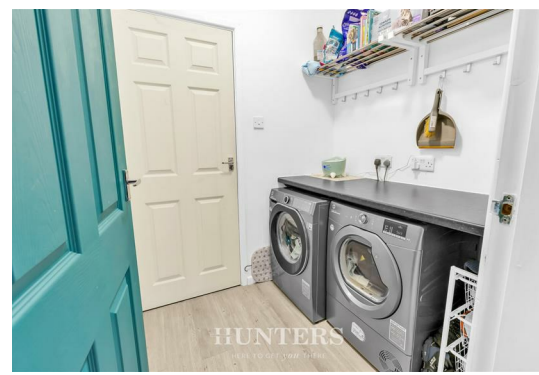
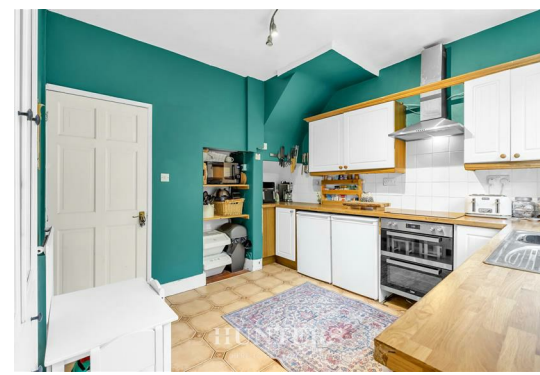
Upon entering, you will find a welcoming reception room that serves as the perfect setting for family gatherings or quiet evenings in. The well-appointed bathroom caters to the needs of modern living, while the property's layout promotes a sense of openness and flow.

One of the standout features of this home is the off-road parking, which accommodates multiple vehicles, complemented by a detached garage for additional storage or workshop space. The beautifully landscaped rear garden is a true highlight, offering a harmonious blend of grass and patio areas, ideal for outdoor entertaining or simply enjoying the fresh air.

Conveniently located, this property is within close proximity to local schools, making it an excellent choice for families. Additionally, excellent transport links ensure easy access to the wider Manchester area, enhancing the appeal of this lovely home.

In summary, this semi-detached house on Nowell Road is a fantastic opportunity for those seeking a comfortable and well-located property in Middleton. With its spacious bedrooms, off-road parking, and stunning garden, it is sure to attract interest from a variety of buyers.

Tenure: Freehold
EPC Rated: D
Council tax band: A





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

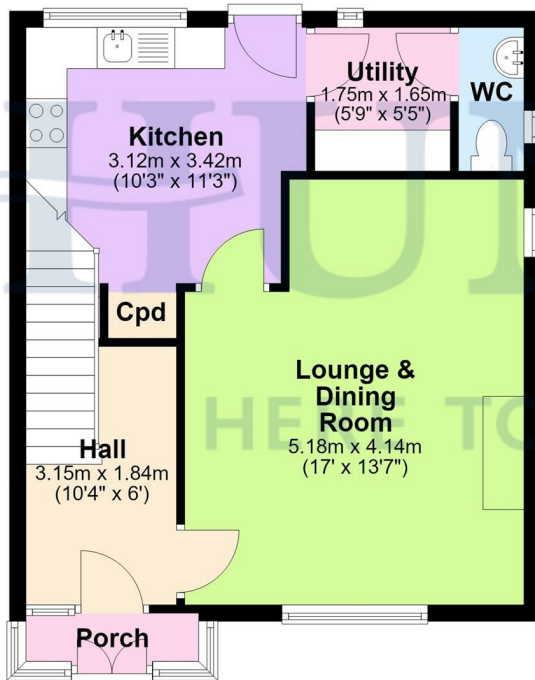
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

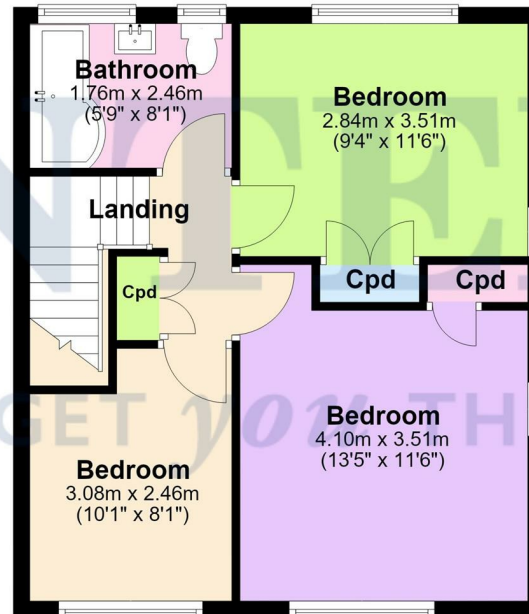
Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



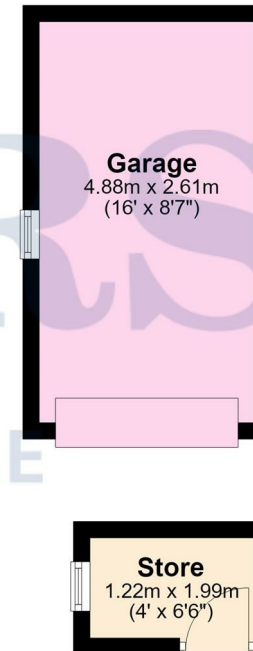
First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Outbuildings

Approx. 15.2 sq. metres (163.3 sq. feet)



Total area: approx. 102.0 sq. metres (1098.2 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.

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.



58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email:
northmanchester@hunters.com <https://www.hunters.com>