



Arnold Drive, Middleton, M24

- RECENTLY RENOVATED
- POTENTIAL TO EXTEND
 - NO CHAIN
- OFF ROAD PARKING
- EPC RATED C
- LARGE PLOT
- FREEHOLD
- IDEAL FOR A GROWING FAMILY
 - POPULAR LOCATION
 - COUNCIL TAX BAND C

Asking Price £320,000



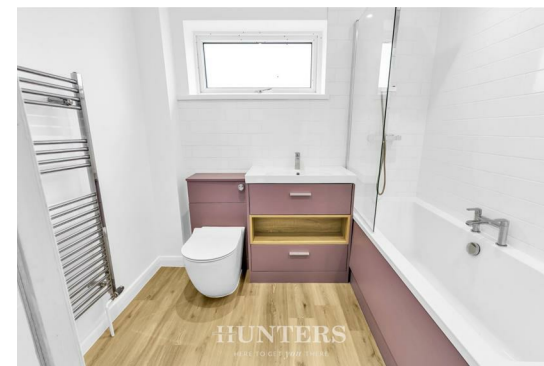
FREEHOLD & NO CHAIN. Located on Arnold Drive in the popular area of Middleton, this delightful detached house presents an exceptional opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this home is designed for comfort and practicality. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

Recently undergoing a comprehensive renovation, the house showcases modern finishes and a fresh aesthetic throughout, ensuring a move-in ready experience for its new owners. The contemporary bathroom complements the overall design, providing a stylish and functional space.

Set on a large plot, this property not only offers ample outdoor space for relaxation and play but also presents exciting potential for extension, allowing you to tailor the home to your specific needs. Additionally, the convenience of off-road parking adds to the appeal, making daily life that much easier.

In summary, this beautifully renovated detached house on Arnold Drive is a rare find, combining modern living with the potential for future development. It is an ideal choice for those seeking a comfortable and versatile family home in a desirable location.

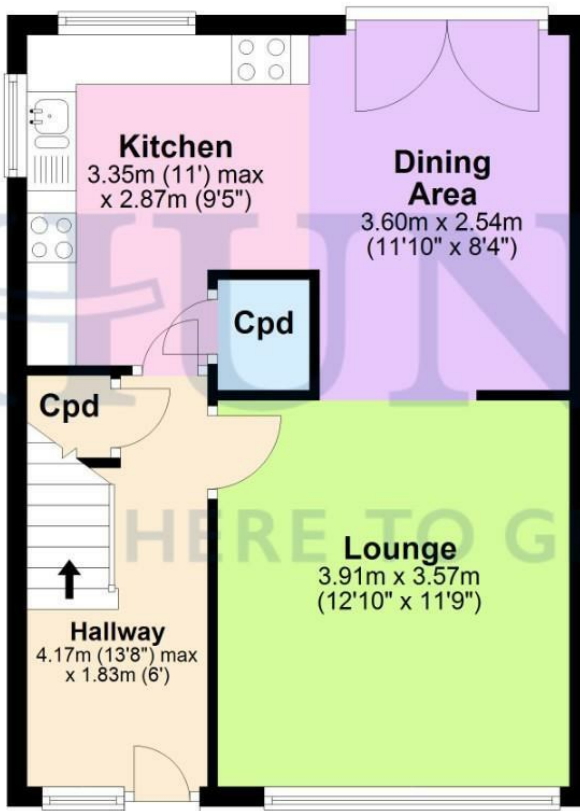
Tenure: Freehold
EPC Rated: C
Council tax band: C





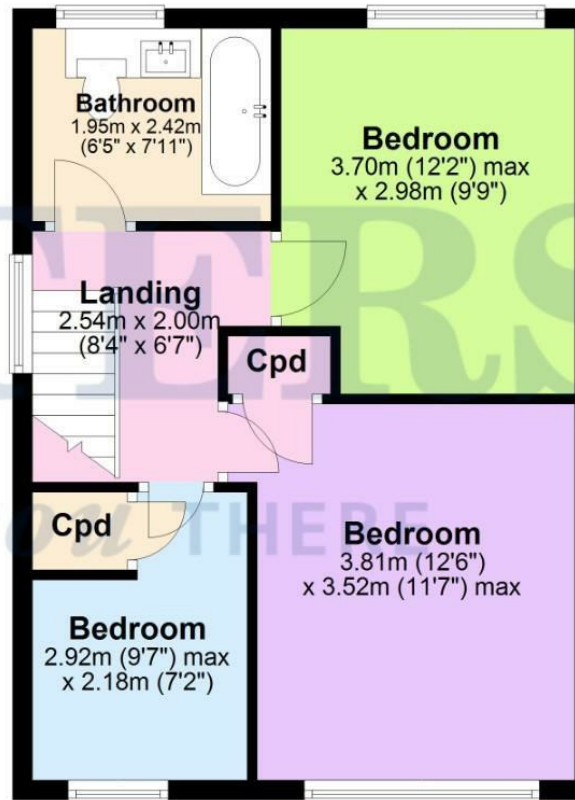
Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 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) 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.

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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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