



Larchview Road, Middleton, Manchester, M24

- EXTENDED
- ATTIC ROOM
- MASTER BEDROOM WITH AN EN-SUITE
- EASILY MAINTAINED REAR GARDEN
- COUNCIL TAX BAND B
- OVER 1,700 SQ FT
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- EPC RATED D
- VIEWING RECOMMENDED

Asking Price £280,000

HUNTERS®

HERE TO GET *you* THERE

FREEHOLD & NO CHAIN. Hunters are delighted to market a three bedroom property on Larchview Road in Middleton, Manchester. This delightful semi-detached house offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for families or those who enjoy entertaining. Spanning three floors, it features an inviting attic room that can serve as a versatile space for a study, playroom, or guest accommodation.

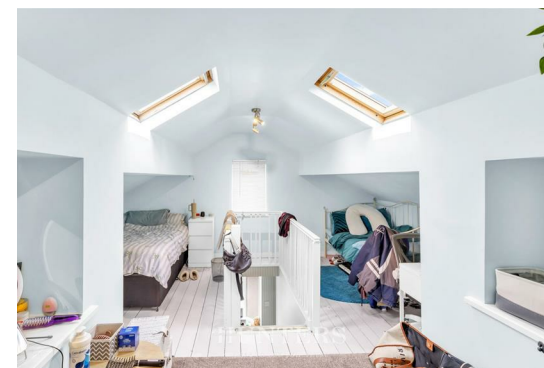
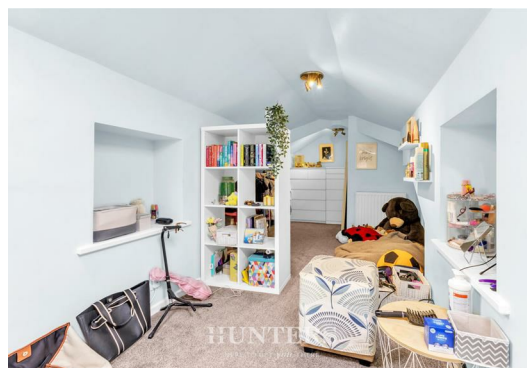
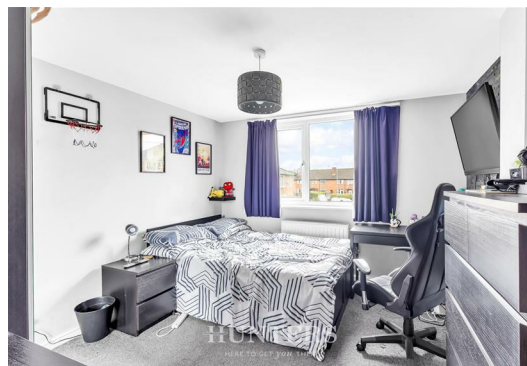
Upon entering, you will find two spacious reception rooms that create a warm and welcoming atmosphere. These areas are ideal for relaxing with family or hosting gatherings with friends. The well-appointed kitchen complements the living spaces, ensuring that meal preparation is both enjoyable and efficient.

The property boasts three generously sized bedrooms, providing plenty of room for rest and relaxation. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

For those who value convenience, off-road parking is available, ensuring that you will never have to worry about finding a space for your vehicle. The easily maintained rear garden is a true highlight, featuring a combination of patio and artificial grass, making it perfect for outdoor entertaining or simply enjoying a quiet moment in the sun.

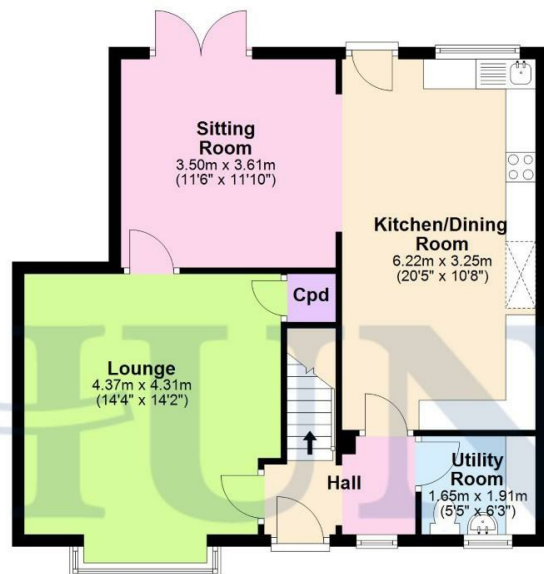
This home on Larchview Road is a wonderful opportunity to create lasting memories in a popular location. With its modern features and ample space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

Tenure: Freehold
Council Tax: Band B
EPC Rated: D

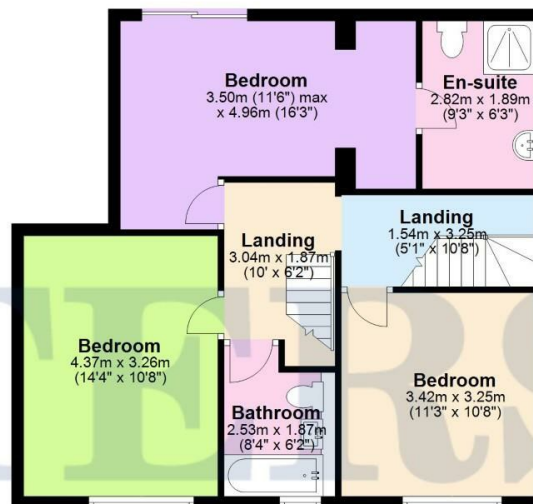




Ground Floor
Approx. 63.1 sq. metres (678.7 sq. feet)



First Floor
Approx. 62.6 sq. metres (673.5 sq. feet)



Second Floor
Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 158.1 sq. metres (1701.9 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		
(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

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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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