







# Esthwaite Close, Middleton M24

- FREEHOLD
- BUILT BY TAYLOR WIMPEY IN 2020
- DOWNSTAIRS WC
- COUNTRYSIDE VIEWS TO THE SIDE
- APPROX 4 YEARS REMAINING ON NHBC WARRANTY
- MODERN THREE STOREY SEMI DETACHED HOME
- OFF ROAD PARKING
- EN-SUITE SHOWER ROOM
- SOUGHT AFTER LOCATION
- APPROX. 1,127 SQ. FT.

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## Asking Price £310,000

Hunters are delighted to present this beautifully presented, modern semi detached home, situated on Esthwaite Close in Middleton, M24. Built by Taylor Wimpey in 2020, this impressive freehold property offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families and those seeking a contemporary home ready to move straight into.

The ground floor welcomes you with an entrance hallway leading through to a generous kitchen/dining room, offering plenty of space for everyday family life and entertaining. To the rear, the spacious lounge provides a comfortable setting for relaxing and unwinding, with direct access to the rear garden. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are two well proportioned bedrooms, alongside a modern family bathroom and useful additional storage. Occupying the entire second floor is the impressive principal bedroom, offering a particularly generous amount of space and benefiting from its own private en-suite shower room.

Externally, the property benefits from a front garden, adding to its attractive kerb appeal, together with off road parking, A particularly lovely feature is the countryside views to the right hand side of the property, providing an attractive outlook and a pleasant sense of space.

Esthwaite Close is ideally situated within a popular residential area of Middleton, offering a pleasant setting whilst remaining conveniently placed for a range of local amenities. Middleton town centre is just a short distance away, providing a variety of shops, supermarkets, cafés and restaurants, along with leisure facilities and everyday essentials. The area is well served by a selection of nearby primary and secondary schools, making it a great choice for families. For those who enjoy the outdoors, there are several nearby parks and green spaces, including Bowlee Community Park and Alkrington Woods Nature Reserve. Excellent transport links are also available, with convenient access to the M60 and M62 motorway networks, as well as public transport connections into Manchester city centre and surrounding towns.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer, particularly its spacious three storey accommodation, modern build, attractive outlook and convenient location.

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









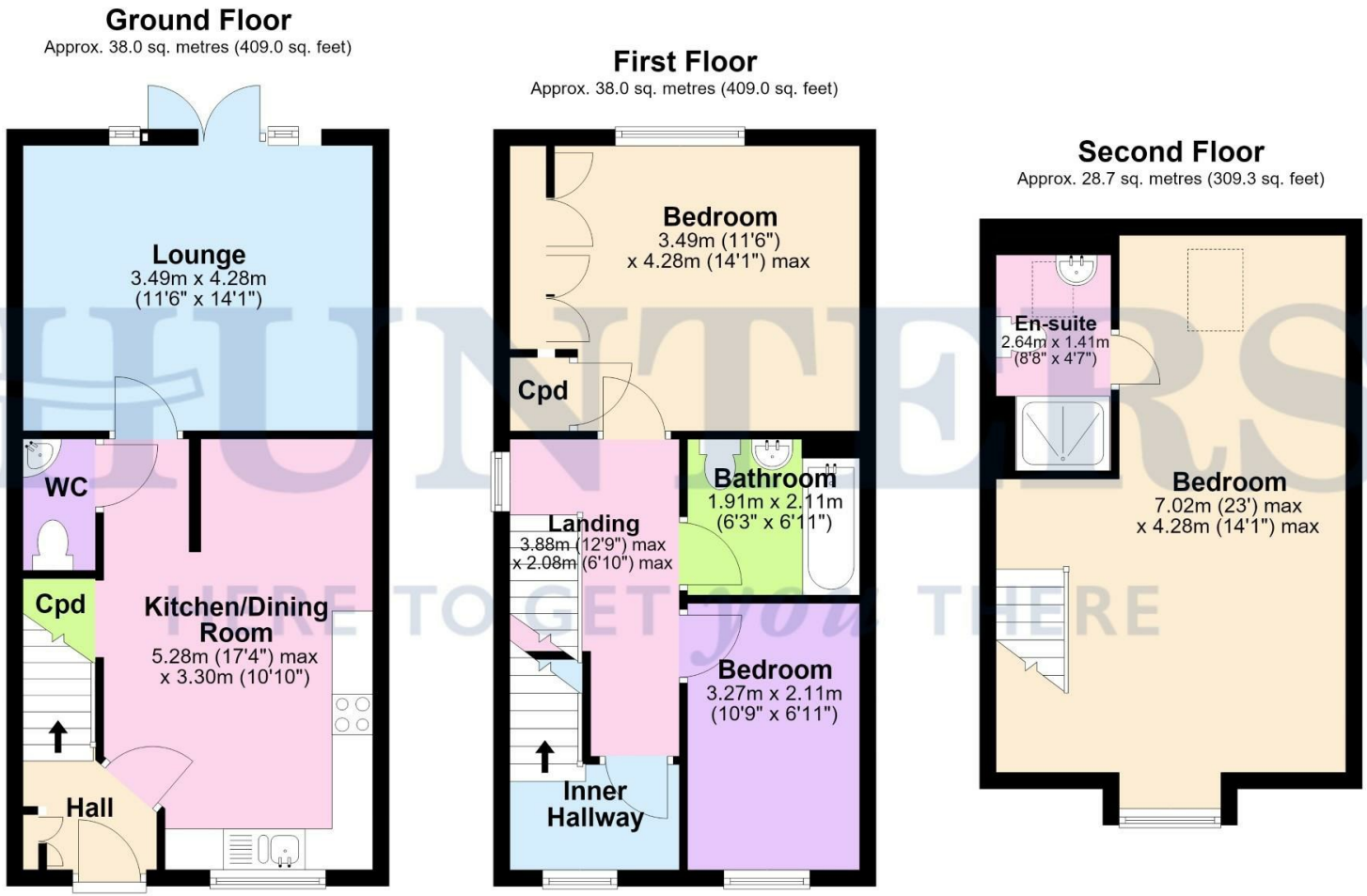


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Total area: approx. 104.7 sq. metres (1127.2 sq. feet)

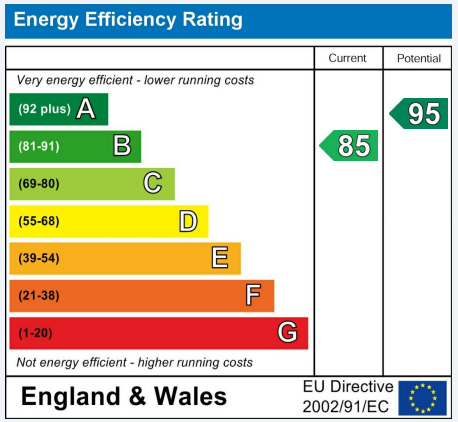
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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.

## 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.




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

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