



Grimshaw Lane, Middleton M24

- FREEHOLD
- IDEAL FOR A GROWING FAMILY
 - ELEVATED POSITION
- CLOSE TO MIDDLETON TOWN CENTRE
 - READY TO MOVE INTO
- IMMACULATELY PRESENTED THROUGHOUT
 - DESIRABLE LOCATION
 - OFF ROAD PARKING
- RECENTLY MODERNISED TO A HIGH STANDARD
 - EPC RATING - C

£230,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are delighted to present this beautifully maintained three bedroom semi detached home, ideally positioned on an elevated plot along the sought after Grimshaw Lane in Middleton. With extensive recent improvements and an immaculate rear garden, this home is perfect for a growing family looking for a move in ready property.

Step through the front porch into a welcoming hallway that sets the tone for the rest of this charming home. The bright and inviting lounge offers a cosy atmosphere, ideal for relaxing evenings. At the heart of the home is the stylish open plan kitchen/dining area, complete with a breakfast bar and high quality fittings. French doors open onto a stunning private garden, thoughtfully landscaped with a lawn, patio and decking, an ideal space for entertaining or enjoying sunny days with the family.

Upstairs, the home features two spacious double bedrooms with the second currently used as a dressing room but easily convertible to suit your needs. The third bedroom offers flexibility as a home office, nursery or child's room. A contemporary family bathroom completes the upper floor, featuring a spa bath with overhead shower, WC, and wash basin, all finished to a high standard.

Outside, the front of the property boasts a well kept lawn and an elevated driveway offering ample off road parking. The rear garden is a standout feature, expansive, beautifully maintained, and perfect for family living, especially during the warmer months.

Located in a highly desirable part of Middleton, this property offers excellent access to local amenities, including respected schools, parks, shops, and transport links. Middleton town centre is just a short drive away, and Manchester city centre is easily accessible for commuters.

A rare opportunity to secure a spacious, modern family home in a fantastic location, early viewing is highly recommended.

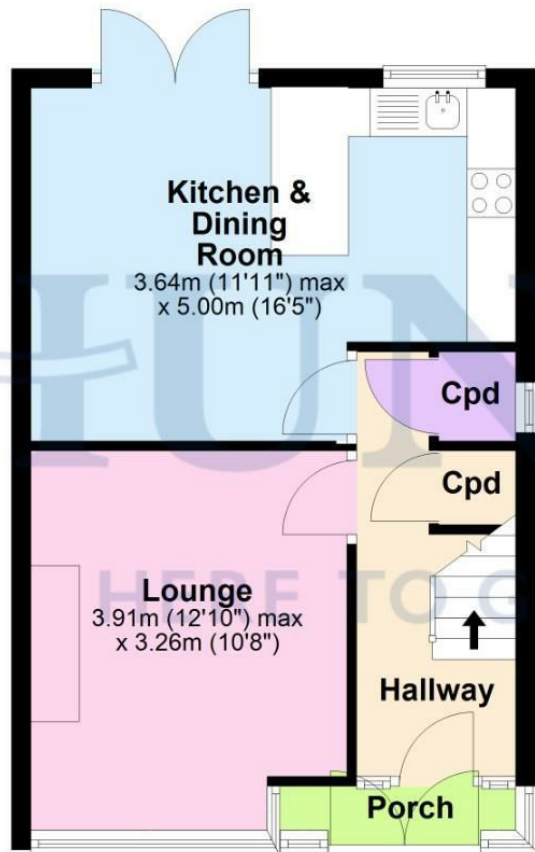
Tenure: Freehold
EPC Rating: C
Council Tax Band: B





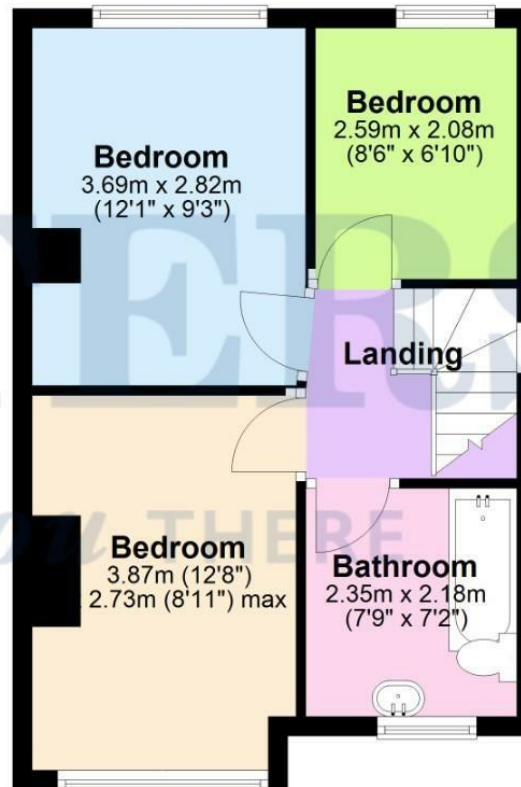
Ground Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 75.1 sq. metres (808.8 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	

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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