



## Compton Way, Middleton, Manchester

- FREEHOLD
- DETACHED GARAGE
- BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- EXTENDED
- READY TO MOVE INTO
- SOUGHT AFTER LOCATION
- EPC RATED C

**Asking Price £270,000**

**HUNTERS®**

HERE TO GET *you* THERE



Hunters are proud to present this beautifully maintained and extended three-bedroom semi-detached home, ideally situated on the ever-popular Compton Way in Middleton. Offering a superb combination of space, style, and comfort, this property is perfectly suited to growing families, first-time buyers, or anyone seeking a spacious and modern living environment.

Step inside to a bright and welcoming entrance hallway, setting the tone for the rest of the home. The front lounge offers a perfect blend of cosy charm and contemporary elegance—an ideal space to relax and unwind. At the rear, the extended dining and sitting room forms the heart of the home, designed with both entertaining and family life in mind. This inviting space opens onto a beautifully maintained rear garden, a standout feature of the property, complete with steps leading down to a detached garage.

The ground floor is completed by a well-appointed kitchen, offering ample storage and functionality.

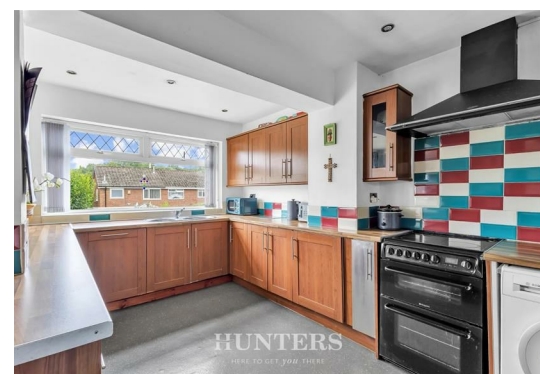
Upstairs, you'll find two spacious double bedrooms and a versatile third room—perfect as a nursery, home office, or single bedroom. The extended family bathroom is thoughtfully designed and includes a WC, dual wash basins, a separate shower, and a bathtub for added convenience and luxury.

Externally, the property boasts a detached garage with room for a vehicle and additional storage. Both the front and rear gardens are attractively landscaped and meticulously maintained—ideal for enjoying outdoor living in the warmer months.

Located in a sought-after residential area, Compton Way offers excellent access to local amenities including shops, schools, and public transport links. The M60 motorway is just a short drive away, and Manchester City Centre is approximately six miles from the property—making it a great choice for commuters.

This outstanding home truly must be viewed to be fully appreciated. Early viewing is highly recommended.

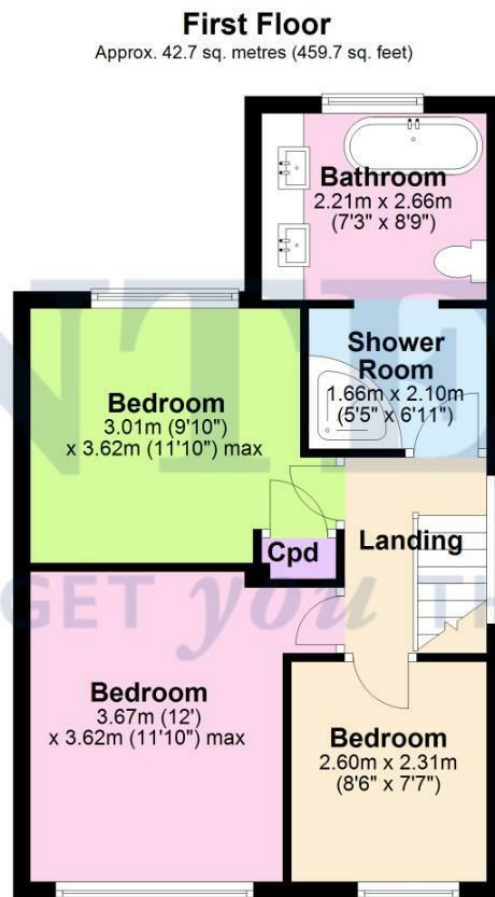
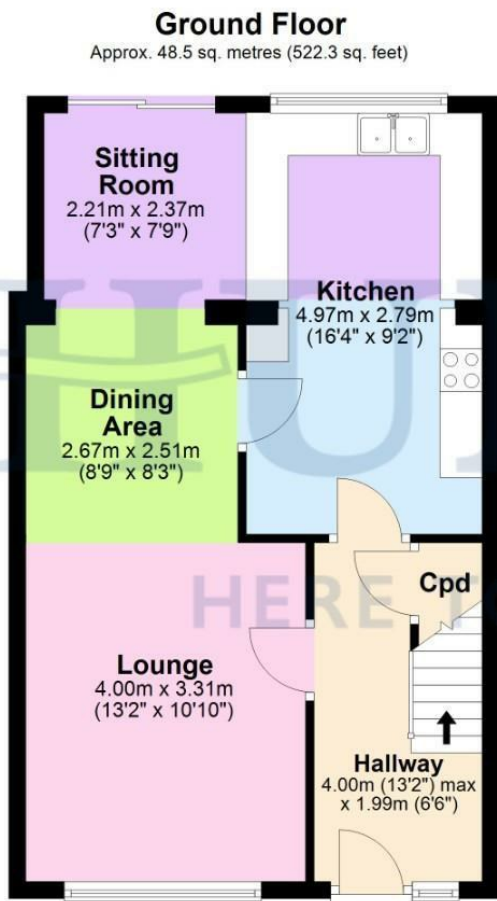
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: C



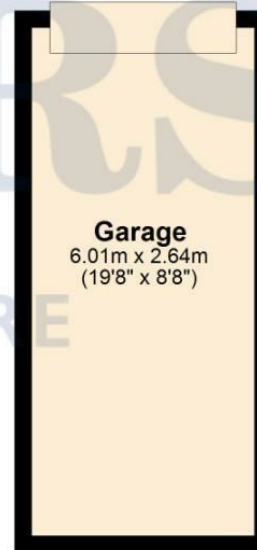








**Outbuilding**  
Approx. 15.8 sq. metres (170.4 sq. feet)



Total area: approx. 107.1 sq. metres (1152.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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