



Hillside Drive, Middleton M24

- NO CHAIN
- EXTENDED THREE BEDROOM SEMI DETACHED
 - SINGLE STOREY SIDE EXTENSION
 - IDEAL FAMILY HOME
 - MODERN FAMILY BATHROOM
- FREEHOLD
- EXTENSIVE OFF ROAD PARKING
- LARGE LANDSCAPED REAR GARDEN
- POPULAR MIDDLETON LOCATION
- EPC RATING - C

Asking Price £260,000



Hunters are delighted to offer for sale this well presented extended three bedroom semi detached family home, situated on the popular Hillside Drive in Middleton. Offered for sale with no onward chain and on a freehold basis, this spacious property would make an ideal home for a growing family. The property has been well maintained throughout and offers generous accommodation arranged over two floors, with the added benefit of a beautifully landscaped rear garden and pleasant views over the surrounding area.

Upon entering, the welcoming hallway provides access to the main living accommodation and stairs leading to the first floor. The spacious lounge is bright and inviting, with a large front facing window allowing plenty of natural light into the room. A separate dining room provides an ideal space for family meals and entertaining. To the rear, the modern kitchen is situated within the property's single storey side extension and has been recently completely renovated, featuring a stylish range of wall and base units, complementary work surfaces and integrated appliances. The kitchen also benefits from useful understairs storage and direct access to the rear garden. The property also benefits from a new combi boiler.

To the first floor are three well proportioned bedrooms, with the third bedroom currently utilised as an office but offering excellent versatility and could easily be used as a bedroom or nursery. The principal bedroom is a generous double room with a large front facing window, while the second bedroom is also a good size. Completing the first floor accommodation is the modern family bathroom, which was replaced approximately four years ago and is fitted with a white three piece suite, including a bath with shower over, wash hand basin with vanity storage and WC, complemented by attractive tiled walls.

Externally, the property benefits from extensive off road parking, with a large driveway to the front providing ample space for multiple vehicles, as well as additional parking to the side of the property. To the rear is a particularly attractive landscaped garden, offering a combination of paved and gravelled areas, mature planting, raised borders and multiple seating areas. The generous garden provides an excellent space for outdoor dining, entertaining and enjoying the pleasant views over the surrounding area.

Situated on Hillside Drive, the property is conveniently positioned for access to Middleton town centre, a range of local amenities, schools and transport links, with excellent connections to North Manchester, Rochdale and the surrounding areas.

Having been occupied by the current owner alone, the property has been well cared for and offers a fantastic opportunity for those looking for a spacious family home in a popular Middleton location. Early viewing is highly recommended to fully appreciate the size, condition and accommodation on offer.

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





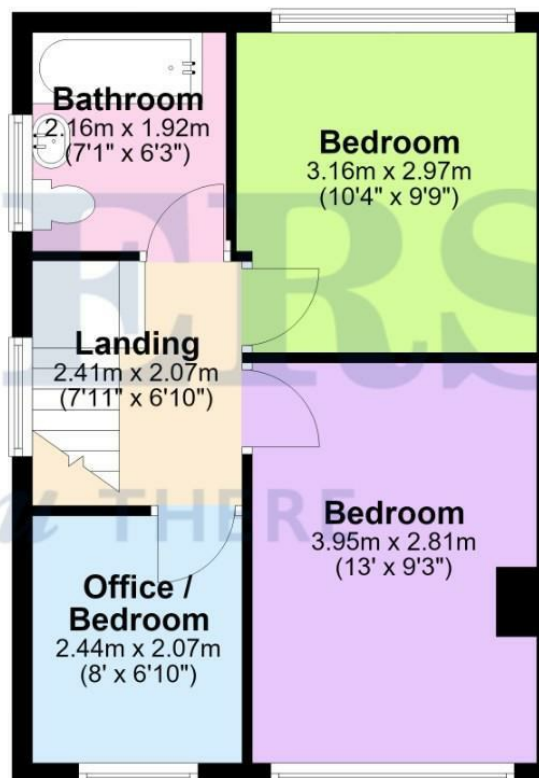
Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Total area: approx. 78.4 sq. metres (844.4 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

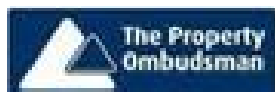
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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