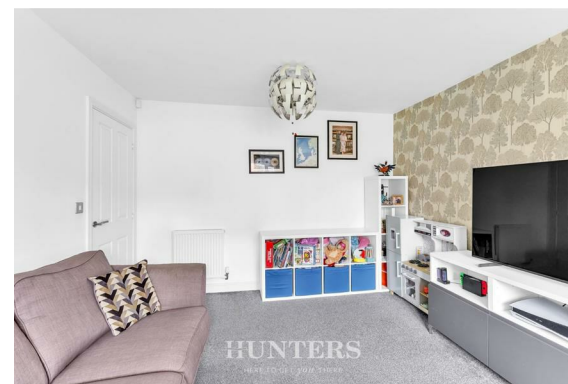
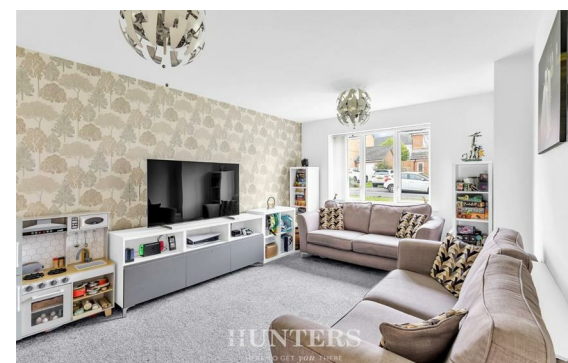




## Brandlehow Drive, Middleton, Manchester

- FREEHOLD
- DOWNSTAIRS WC
- IMMACULATELY PRESENTED THROUGHOUT
- IDEAL FOR A GROWING FAMILY
- EPC RATED B
- DRIVEWAY
- READY TO MOVE INTO
- CLOSE TO MIDDLETON TOWN CENTRE
- COUNCIL TAX BAND C
- VIEWING RECOMMENDED

**Asking Price £275,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Hunters proudly present this beautifully presented three bedroom semi-detached property, constructed in 2016. Set within a sought-after location in the heart of Middleton, this elegant home delivers refined modern living ideal for today's families.

The property opens into a bright and welcoming hallway, leading to a generously proportioned lounge finished with tasteful décor.

To the rear, a sleek and contemporary kitchen/dining space forms the heart of the home, enhanced by French doors that pen onto a meticulously landscaped garden. A stylish ground floor WC completes the layout.

The first floor hosts two well-appointed double bedrooms, a versatile third bedroom, and a modern family bathroom finished to a high standard. Additional benefits include a fully boarded loft with ladder access, offering excellent storage solutions.

Externally, the property boasts a private rear garden with patio and lawn, perfect for entertaining, along with a well-kept frontage and a spacious driveway.

Conveniently located close to Middleton Town Centre, highly regarded schools, and excellent transport links, with easy access to Manchester City Centre and the M62.

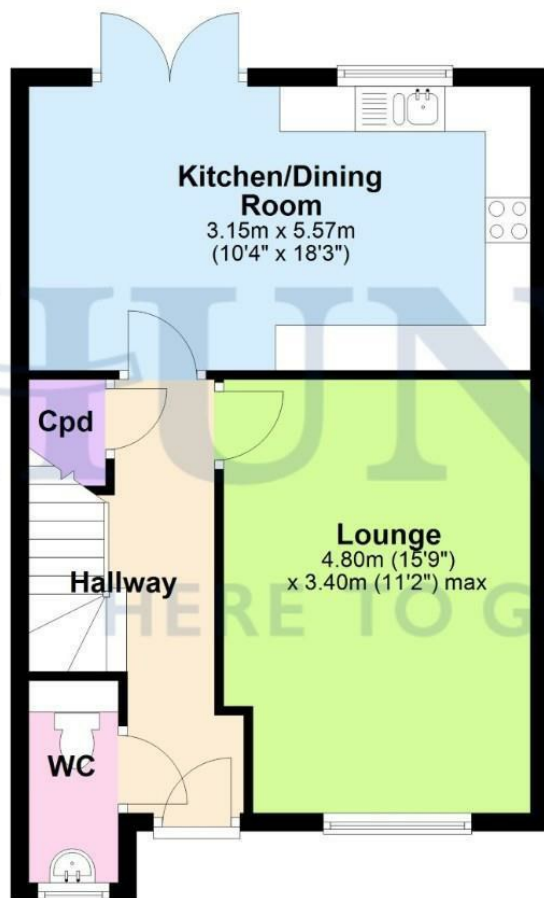
Tenure: Freehold  
EPC Rating: B  
Council Tax Band: C





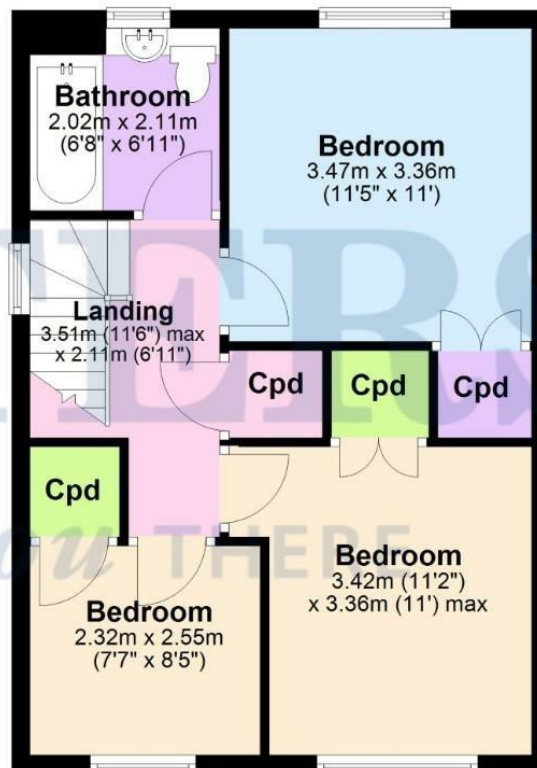
## Ground Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 90.4 sq. metres (972.9 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) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (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.



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