



Rosemary Close, Middleton M24

- NO CHAIN
- BUILT IN 2023 WITH 8 YEARS LEFT ON THE NHBC
- DOWNSTAIRS WC
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- CLOSE TO LOCAL AMENITIES
- FREEHOLD
- IMMACULATELY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- READY TO MOVE INTO
- EPC - B

Offers Over £290,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are pleased to bring to market this beautifully presented three bedroom semi detached family home, tucked away in a quiet cul-de-sac on Rosemary Close, Middleton. Built in 2023 and part of a popular Taylor Wimpey development at the top of Hollin Lane, this modern property still benefits from 8 years remaining on its NHBC warranty. Offered with no onward chain, it's perfect for first time buyers and growing families. The property is Freehold.

As you step inside, you're welcomed by a spacious hallway with a handy storage room. The generous lounge is filled with natural light with French doors that open onto the rear garden, ideal for relaxing or entertaining. The lounge flows into a sleek, modern kitchen/dining room, complete with high quality integrated appliances. A guest WC adds further convenience on this level.

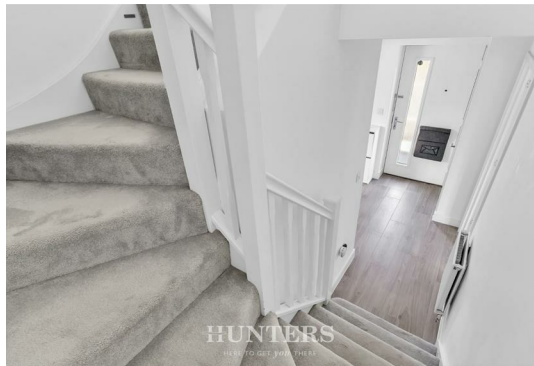
Upstairs, you'll find three well proportioned bedrooms. The master bedroom boasts its own en-suite, while bedroom two is another comfortable double. Bedroom three, currently used as a home office, is a versatile space. A modern contemporary family bathroom completes the first floor.

The property enjoys a cul-de-sac setting with well maintained front and rear gardens and off street parking for one vehicle.

Rosemary Close is part of a sought after development just off Hollin Lane. It's within catchment for reputable local schools and is well positioned for access to Middleton and Heywood town centres. Excellent transport links are nearby, including bus, train, and tram services, with Manchester City Centre and motorway access both within easy reach.

Early viewing is highly recommended, this fantastic home won't be on the market for long!

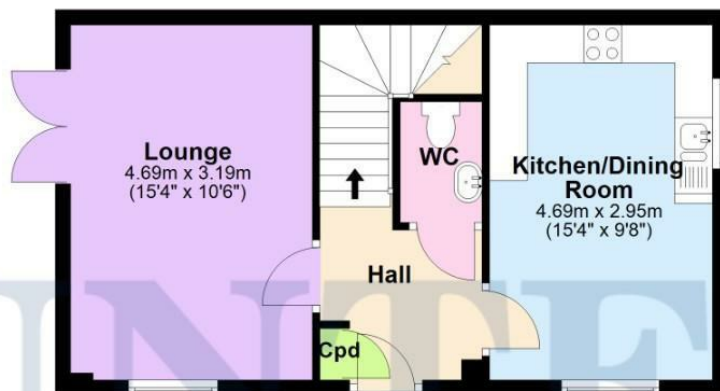
Tenure: Freehold
EPC Rating: B
Council Tax Band: C





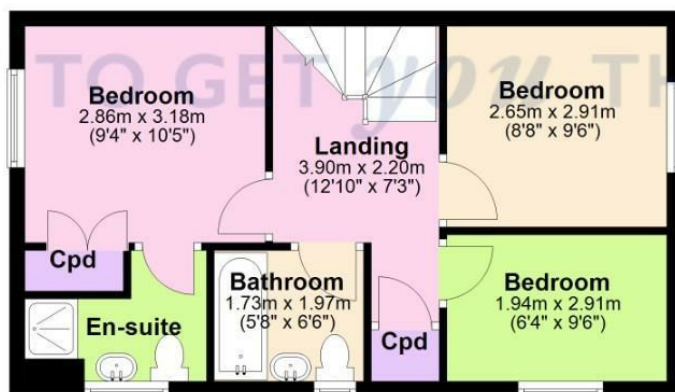
Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.5 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		95
(81-91) B	83	
(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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>