



Harter Close, Middleton M24

- FREEHOLD
- 5 YEARS REMAINING ON THE NHBC
- OFF ROAD PARKING/DETACHED GARAGE
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE CORNER PLOT
- BUILT IN 2020
- IDEAL FOR A GROWING FAMILY
- DOWNSTAIRS WC
- CLOSE TO LOCAL SCHOOLS
- EN-SUITE TO MASTER BEDROOM

Asking Price £400,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to bring to the market this well presented four bedroom detached family home, set on a generous corner plot in a quiet cul-de-sac within a sought after development. Built in 2020 by Taylor Wimpey, this spacious property is ideal for a growing family looking for modern, flexible living space and it also benefits from the remainder of a 10 year NHBC warranty, with 5 years still remaining.

The welcoming hallway leads you through to a bright and spacious lounge, filled with natural light and featuring French doors that open out to a large, private rear garden with a patio, perfect for relaxing or entertaining. The open plan modern kitchen and dining area offers plenty of room for a family, along with ample storage and a useful rear hall/utility area for added convenience. A downstairs WC completes the ground floor.

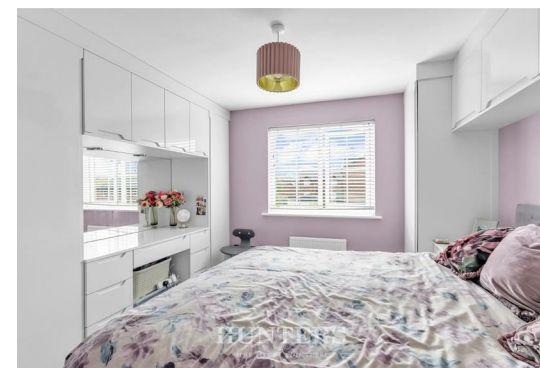
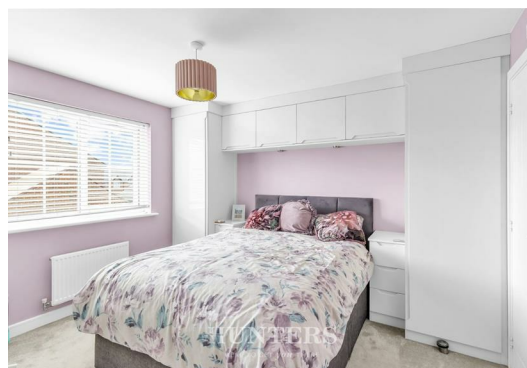
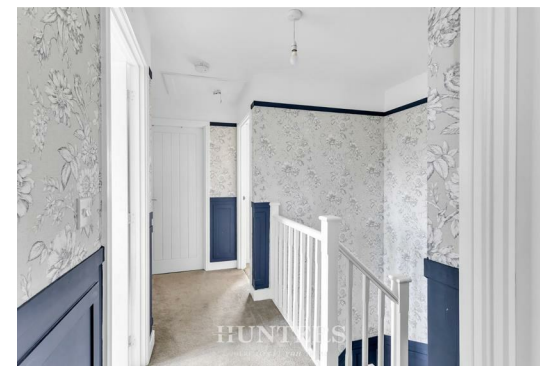
Upstairs, the main bedroom benefits from its own en-suite shower room, while three further bedrooms offer flexibility for family, guests, or working from home. A stylish family bathroom serves the remaining bedrooms.

Outside, the home features a neat front garden with a privet border, off road parking to the side and a detached garage. The rear garden is generous and private, with a lawned area and patio, ideal for family gatherings.

The location is also a major plus, with local shops, transport links, and excellent schools and colleges nearby, including Edgar Wood Academy and Hopwood Hall College. For commuters, the M62 is just a mile away and Manchester City Centre is within easy reach.

Contact us today to arrange a viewing as this property is not to be missed.

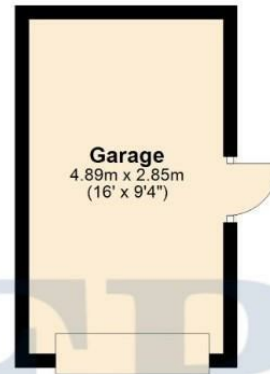
Tenure: Freehold
Council Tax Band: D
EPC Rating: B





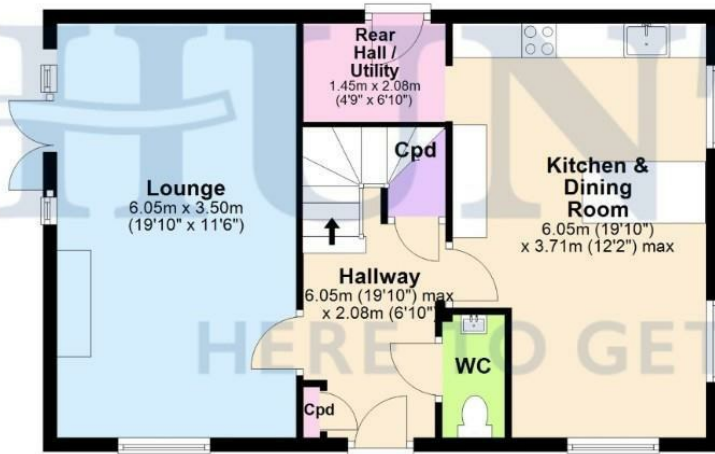
Outbuilding

Approx. 13.9 sq. metres (149.7 sq. feet)



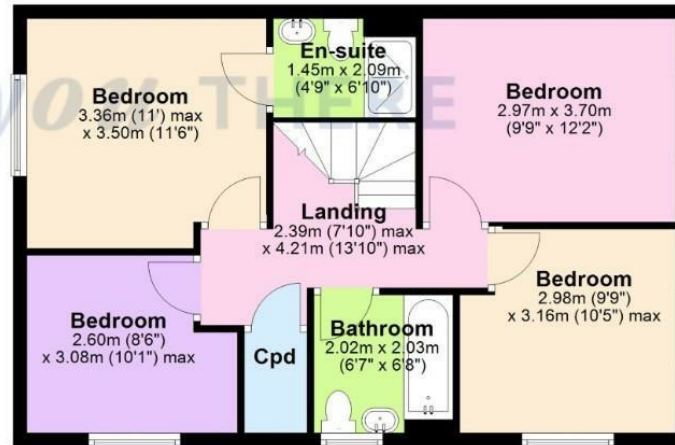
Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 128.8 sq. metres (1386.7 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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