



Rigby Way, Middleton, M24

- FREEHOLD
- BUILT IN 2021 WITH 6 YEARS REMAINING ON THE NHBC
- OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, AMENITIES & TRANSPORT LINKS
- DOWNSTAIRS WC
- READY TO MOVE INTO
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- LARGE WELL PRESENTED REAR GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- EPC RATING - B

Asking Price £285,000



Hunters are proud to present this beautifully maintained and stylishly appointed three bedroom semi detached home, located on the sought after development on Rigby Way in Middleton. Built in 2021 and benefitting from approximately six years remaining on the NHBC warranty, this modern home is set on a generous plot and offers off road parking, a large private garden, and versatile living space, ideal for first time buyers, professionals, or a growing family looking for a ready to move into home.

A standout feature of this home is the integrated Hive smart heating system, which is included in the sale. It allows you to control the heating remotely via your smartphone or by using voice commands through an Alexa enabled device, offering added convenience.

Upon entering, you're welcomed into a bright and inviting hallway that leads into a spacious lounge, complete with a bay window that floods the room with natural light. To the rear, the contemporary kitchen and dining room is designed with family living in mind, featuring French doors that open onto a beautifully landscaped garden, perfect for entertaining or relaxing in the warmer months. A downstairs WC completes the ground floor.

Upstairs, the property offers two generously sized double bedrooms and a modern family bathroom with a WC, hand basin, and shower over bath. A separate study/home office provides access to the top floor, where you'll find a superbly spacious third bedroom with its own en-suite and ample built in storage, an ideal retreat for older children or guests.

Externally, the home boasts off road parking via a driveway to the side and a large, well maintained rear garden with a patio area, ideal for families and summer gatherings.

Situated in a modern development in a popular residential area, Rigby Way offers excellent connectivity. Manchester city centre and Rochdale are both just over 5 miles away, with quick access to the M60 and M62 motorways and Mills Hill train station just 1.6 miles from the doorstep, providing direct rail services to Manchester, Leeds, and beyond.

A wide range of amenities are nearby, including Tesco Extra, Iceland and convenience stores, along with top rated schools such as Bowlee Park Community Primary and St Mary's RC Primary, plus secondary schools including Cardinal Langley RC High School and Edgar Wood Academy. Windermere Surgery is within walking distance, while North Manchester General Hospital is just under 3 miles away.

This immaculate home combines contemporary living with practical family space in a well connected location. Early viewing is highly recommended.

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





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	85	
(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

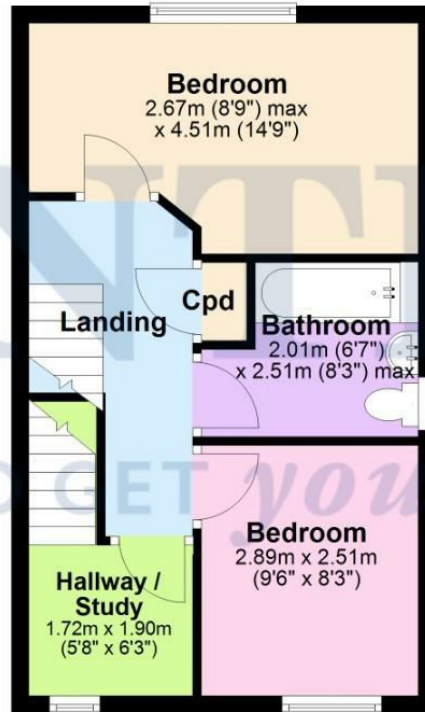
Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



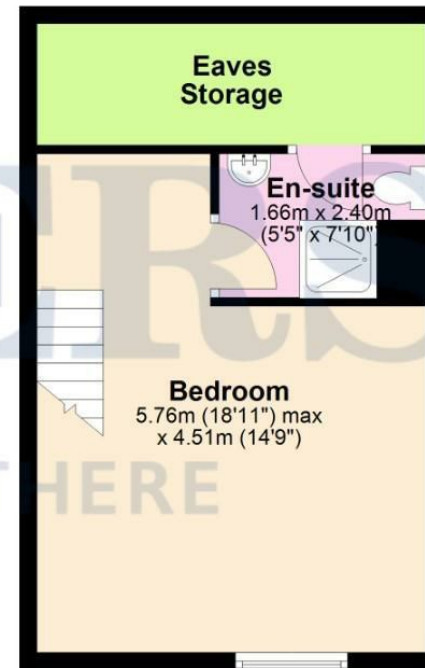
First Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



Second Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.7 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.

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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