



Marquess Way, Middleton M24

- LEASEHOLD
- SOUGHT AFTER LOCATION
- EN-SUITE TO MASTER BEDROOM
 - DOWNSTAIRS WC
 - CLOSE TO HEATON PARK
- THREE STOREY THREE BEDROOM
- COMMUNAL PARK, PERFECT FOR FAMILIES
 - TIERED GARDEN
- INTEGRAL GARAGE/OFF ROAD PARKING
- CLOSE TO BOWKER VALE TRAM STATION

Asking Price £260,000

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HERE TO GET *you* THERE

Hunters are delighted to present this well presented three bedroom, three storey mid terrace home on Marquess Way, situated within the popular Sovereign Gate development in the highly sought after Rhodes area. Built around 2012 by the award winning Morris Homes, the property offers spacious and versatile accommodation, making it an excellent choice for a growing family or those in need of flexible living space.

The ground floor comprises a welcoming hallway with useful storage and access to the integral garage, along with a shower room. The first floor opens into a bright and spacious lounge, complemented by a contemporary open plan kitchen and dining area, ideal for everyday living and entertaining. A convenient WC completes this level.

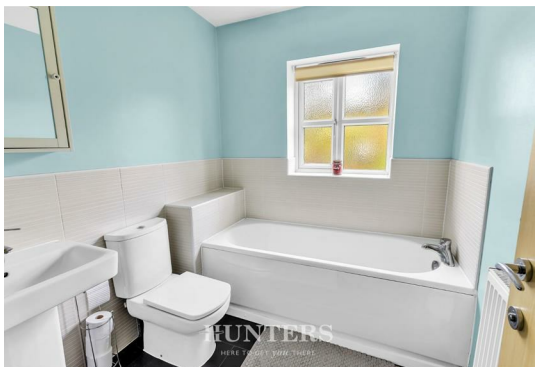
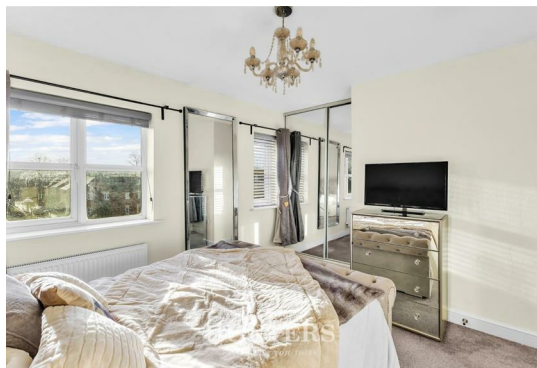
To the second floor, there are two generous bedrooms, including the master bedroom which benefits from a private en-suite shower room. A family bathroom fitted with a shower over the bath, WC, and hand wash basin serves the remaining bedroom.

Externally, the property enjoys a pleasant open aspect to the front overlooking a communal park. To the rear, the garden is well maintained and arranged over tiered levels, providing an enjoyable and practical outdoor space.

The home is ideally located close to Heywood Old Road and Manchester Old Road (A576), providing excellent transport links, including Bowker Vale tram station. A range of local amenities are within easy reach, including shops, schools, nurseries, supermarkets, Heaton Park, the David Lloyd Health Club and surrounding open countryside.

Early viewing is recommended to appreciate the space, layout, and convenient location this property has to offer.

Tenure: Leasehold - approximately 784 years remaining
Ground Rent: £250.00 per annum
Service Charge: £231.60
EPC Rating: C
Council Tax Band: D





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

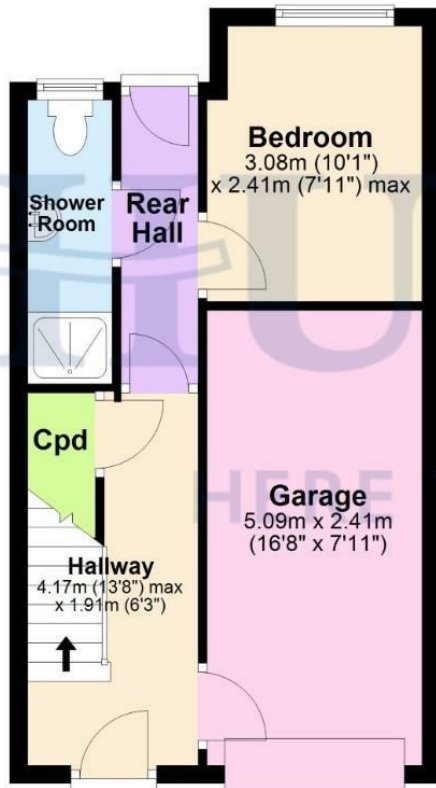
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

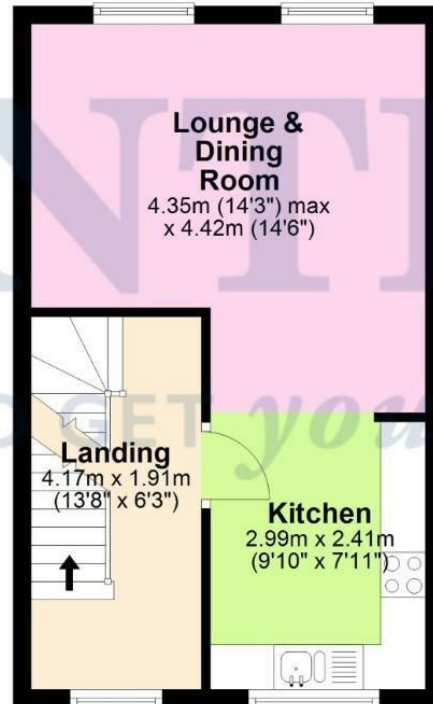
Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



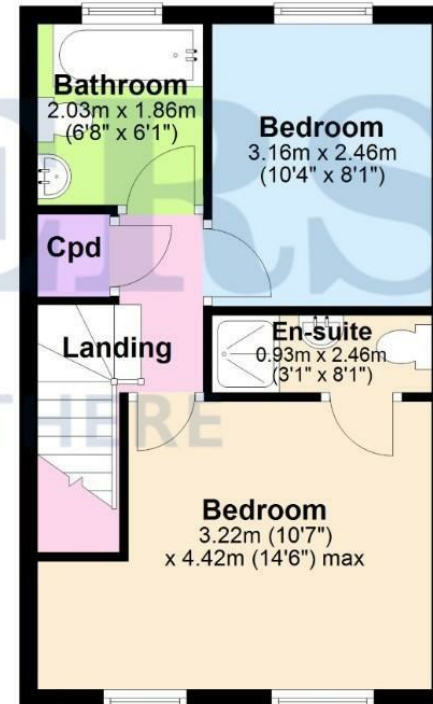
First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Second Floor

Approx. 32.8 sq. metres (353.0 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 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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