



Weave Close, Middleton, Manchester, M24

- FREEHOLD
- SOUGHT AFTER LOCATION
- CLOSE TO MOTORWAY LINKS
- EPC RATED B
- OFF ROAD PARKING
- IMMACULATELY PRESENTED THROUGHOUT
- IDEAL FOR A GROWING FAMILY
- BUILT IN 2020 - 4 YEARS REMAINING ON THE NHBC
- COUNCIL TAX BAND B
- VIEWING RECOMMENDED!

Asking Price £260,000



FREEHOLD. Located in the sought-after area of Weave Close, Middleton, Manchester, this immaculately presented mid-terrace house offers a perfect blend of modern living and convenience. Built in 2020, the property boasts four years remaining on the NHBC warranty, providing peace of mind for prospective buyers.

The home features a well-designed layout, comprising one inviting reception room and three comfortable bedrooms, making it an ideal choice for families or those seeking extra space. The bathroom is thoughtfully appointed, ensuring functionality and style.

One of the standout features of this property is its prime location. Residents will benefit from easy access to motorway links, making commuting a breeze. Additionally, the proximity to local schools adds to the appeal, making it a fantastic option for families with children.

This property is not just a house; it is a home that offers a contemporary lifestyle in a popular located.. With its modern build and excellent amenities nearby, it presents a wonderful opportunity for anyone looking to settle in this vibrant part of Manchester.

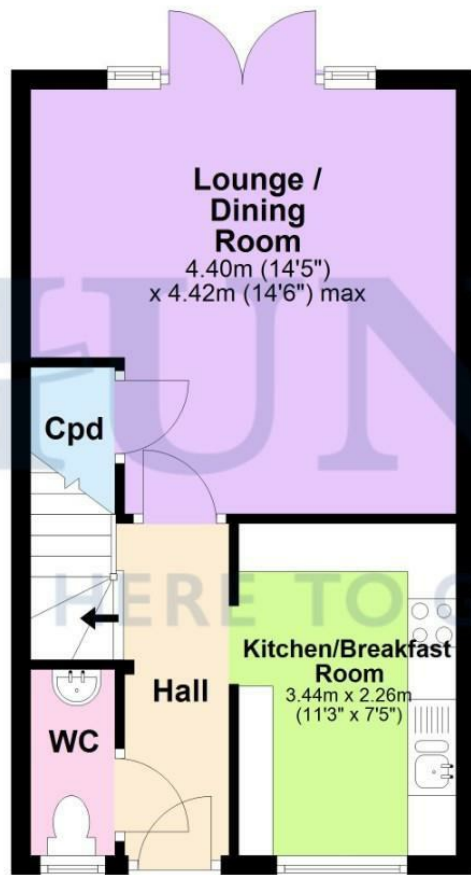
Tenure: Freehold
EPC Rated: B
Council tax band: B





Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 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.

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		98
(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

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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