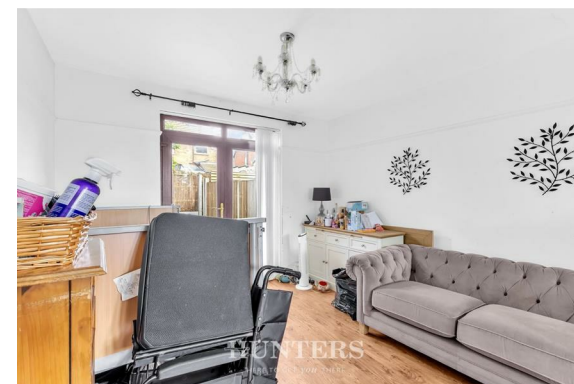




Sefton Road, Middleton M24

- FREEHOLD
- OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS & GROWING FAMILIES
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- EPC RATING - TBC
- IN A HIGHLY DESIRABLE AREA OF MIDDLETON
- GENEROUS FRONT & REAR GARDENS
- GROUND FLOOR WC
- EXCELLENT TRANSPORT LINKS
- VIEWING IS HIGHLY RECOMMENDED

Asking Price £280,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to offer this well presented three bedroom semi detached family home on Sefton Road in Middleton, set on a generous plot with a large driveway, this property offers approx. 80.6 sq. metres (867 sq. ft.) of versatile living space, the property combines spacious interiors with excellent outdoor areas, making it ideal for first time buyers, growing families or those looking to upsize.

Upon entering the property, you are welcomed by a useful entrance porch leading into the hallway, which provides access to the principal ground floor accommodation.

There is a convenient ground floor WC together with an understairs storage cupboard, offering practical everyday convenience. The heart of the home is the impressive open plan lounge and dining room, extending over 23 feet in length. This bright and spacious reception room benefits from a beautiful curved bay window to the front elevation, allowing an abundance of natural light to flood the room, whilst offering ample space for seating and a dining room. The versatile layout makes it perfect for entertaining guests or relaxing with family.

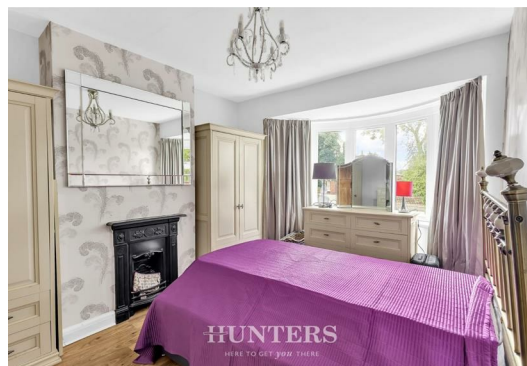
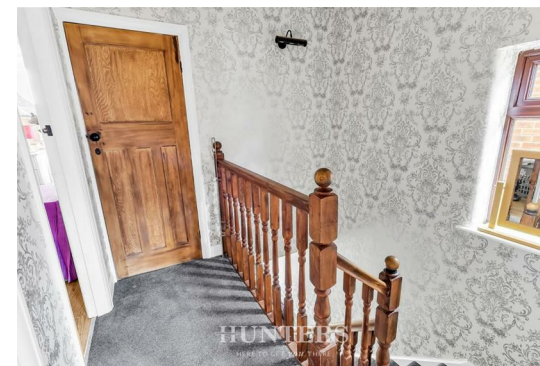
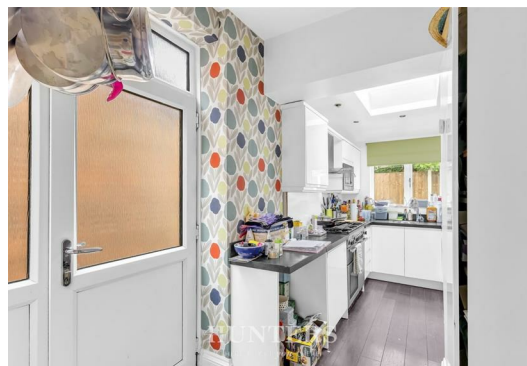
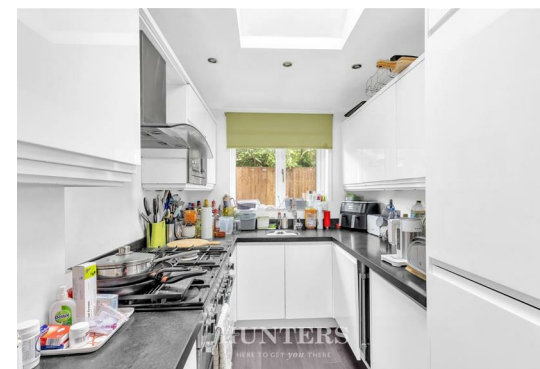
To the rear of the property is a well proportioned kitchen, fitted with a range of units and work surfaces, offering generous space together with direct access to the rear garden, creating an excellent flow for outdoor dining and summer entertaining. The first floor comprises three bedrooms, all served by a family bathroom. The principal bedroom enjoys a bay window to the front, creating a bright and airy atmosphere, whilst the second bedroom is a comfortable double overlooking the rear garden. The third bedroom offers flexibility as a child's bedroom, nursery, dressing room or home office.

Externally, the property boasts excellent kerb appeal with a substantial front garden, mature trees and planting, together with a lengthy driveway providing parking for multiple vehicles. To the rear is a private enclosed garden featuring a combination of lawn and paved patio areas, providing the perfect setting for outdoor entertaining, family activities or simply enjoying the warmer months.

Sefton Road is a popular residential location in Middleton, well placed for access to a range of local amenities including shops, schools, and parks. The property is conveniently situated for transport links into Manchester city centre and surrounding areas, with nearby motorway connections providing easy access for commuters. A number of well regarded schools are within easy reach, making the area particularly attractive to families.

Early viewing is highly recommended.

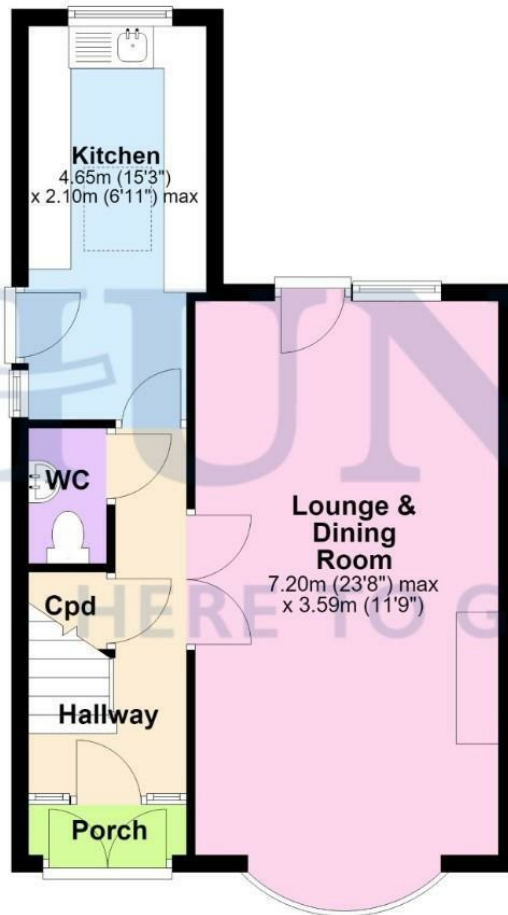
Tenure: Freehold
EPC Rating: TBC
Council Tax Band: C





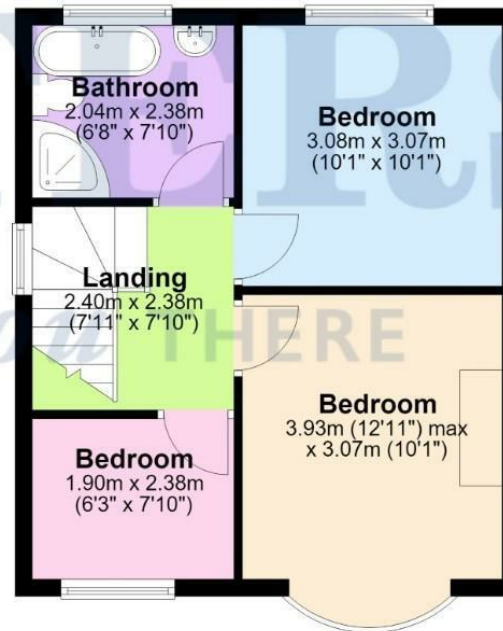
Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 80.6 sq. metres (867.3 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	75	81
(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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