



Lyme Clough Way, Middleton M24

- NO CHAIN
- CONSERVATORY
- LARGE DRIVEWAY & GARAGE
- IDEAL FOR A GROWING FAMILY
- CLOSE TO LOCAL AMENITIES
- SITUATED IN A DESIRABLE AREA
- SPACIOUS PRIVATE REAR GARDEN
- OPEN PLAN MODERN LIVING
- THREE GOOD SIZED BEDROOMS
- EPC - C

Asking Offers In Excess Of £320,000

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HERE TO GET *you* THERE

Hunters proudly present this beautifully designed three bedroom detached home on Lyme Clough Way in Middleton. Situated in a desirable location and offering a well thought out layout, contemporary finishes, and a fantastic outdoor space, this home offers everything needed for a growing family.

As you step through the welcoming hall, you'll be greeted by a beautifully maintained, open plan kitchen and dining area, an ideal space for family meals and entertaining. This bright, airy room effortlessly flows back into the hallway, which then leads to the cosy lounge. The lounge is a warm and inviting space, enhanced by French doors that open into the conservatory. This light filled conservatory offers a versatile living area with views of the private rear garden, allowing plenty of natural light to flood the home. The rear garden is a standout feature, offering a perfect balance of relaxation and entertainment space. With a paved patio and artificial grass, it provides a low maintenance yet stylish outdoor area, ideal for family gatherings.

Upstairs, the master bedroom boasts its own modern en-suite, adding a touch of luxury to everyday living. The second bedroom is a generously sized double, while the third bedroom offers versatility, making it ideal as a child's room, guest bedroom, or home office. Completing the first floor is a sleek family bathroom, featuring a WC, bath, and hand wash basin.

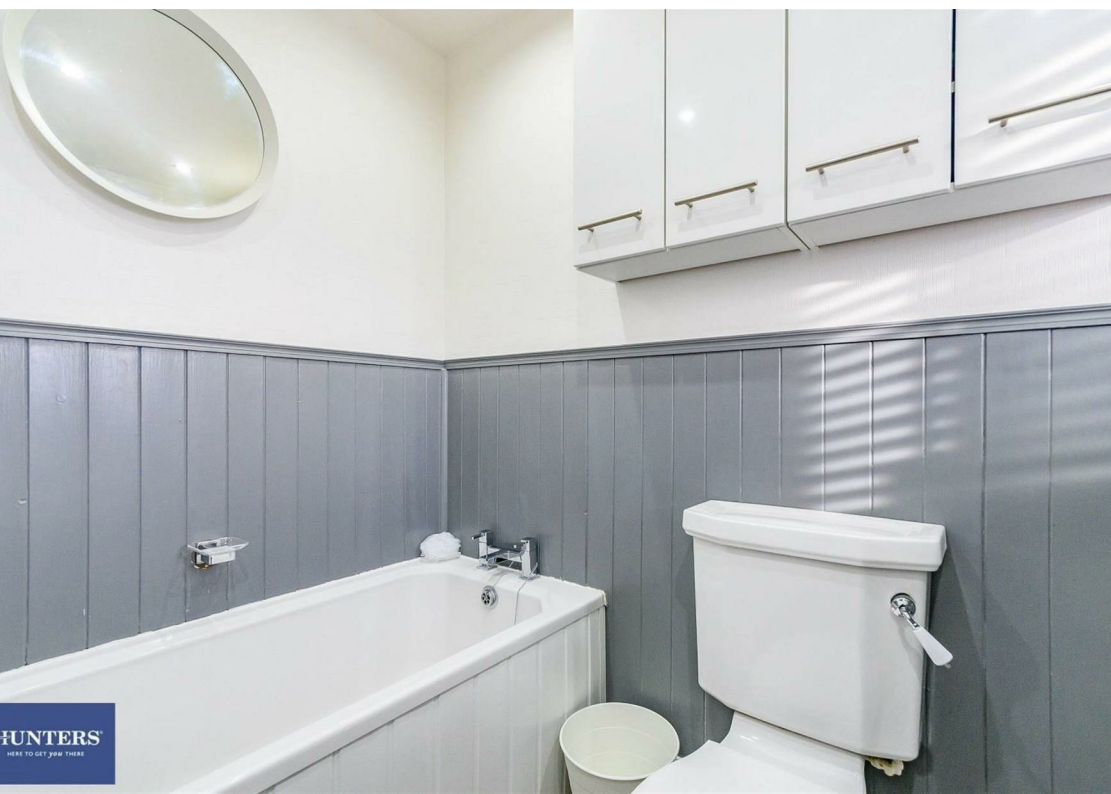
To the front of the property, an expansive paved driveway provides ample parking for multiple vehicles and it's own separate single garage, enhancing the home's kerb appeal.

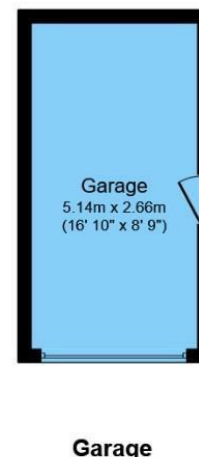
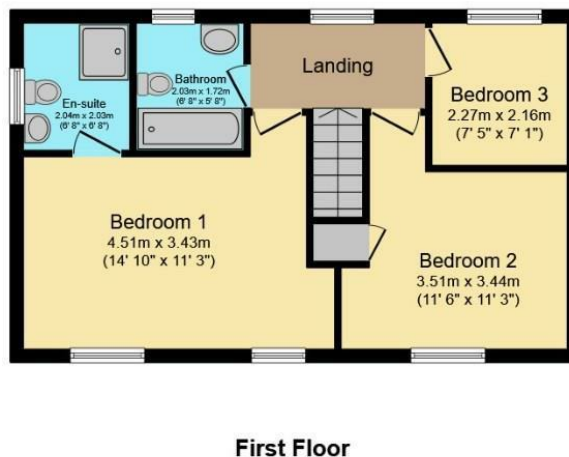
Located on the desirable Lyme Clough Way in Middleton, this property enjoys a peaceful setting while being within easy reach of local amenities. It is close to well regarded schools, parks, and excellent transport links, ensuring convenience.

With its spacious interiors, generous outdoor space, and excellent parking, this stunning home is perfectly suited for a growing family. This is a fantastic opportunity not to be missed!

Tenure: Leasehold
Ground Rent: £8.00 per annum
EPC Rating: TBC
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		
(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	

76

86

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

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Total floor area 121.5 m² (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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