



## Wellens Way, Middleton M24

- NO CHAIN
- SOUGHT AFTER LOCATION
- CONSERVATORY
- GARDENS TO FRONT AND REAR
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- LOCATED HEAD OF A QUIET CUL-DE-SAC
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- CLOSE TO M60 MOTORWAY NETWORK & TRAM STOP

Asking Price £240,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



Hunters are delighted to present this three bedroom semi detached property, ideally situated at the end of a peaceful cul-de-sac on Wellens Way, Middleton. Offered with no onward chain, this attractive property represents an excellent opportunity for first time buyers or growing families seeking well proportioned living accommodation in a highly desirable location.

Upon entering, you are welcomed by a bright and inviting entrance hall which leads into a generously sized lounge, beautifully illuminated by an abundance of natural light. The lounge flows seamlessly into a well appointed kitchen/dining area, which opens into a spacious conservatory, an ideal space for dining, entertaining, or simply relaxing while enjoying views over the rear garden.

To the first floor, the property offers two well proportioned double bedrooms and a versatile third bedroom, perfectly suited for use as a child's room, home office, playroom, or dressing area. The family bathroom is fitted with a modern suite, comprising a bath with overhead shower, WC, and wash basin.

Externally, the property occupies a generous plot with a lawned front garden and ample on street parking. The rear garden features a well maintained lawn, a conservatory, and a charming patio area creating a perfect setting for outdoor relaxation or family gatherings.

Wellens Way enjoys a convenient and sought after location, benefiting from close proximity to a range of local schools, shops, and amenities. Excellent transport links, including easy access to the motorway network and Bowker Vale Tram Station, provide effortless commuting to surrounding areas.

Early viewing is highly recommended to fully appreciate the space, potential, and exceptional location this delightful home has to offer.

Tenure: Leasehold - 959 years remaining on the Lease

Ground Rent: Around £50.00 per annum

EPC Rating: C

Council Tax Band: B



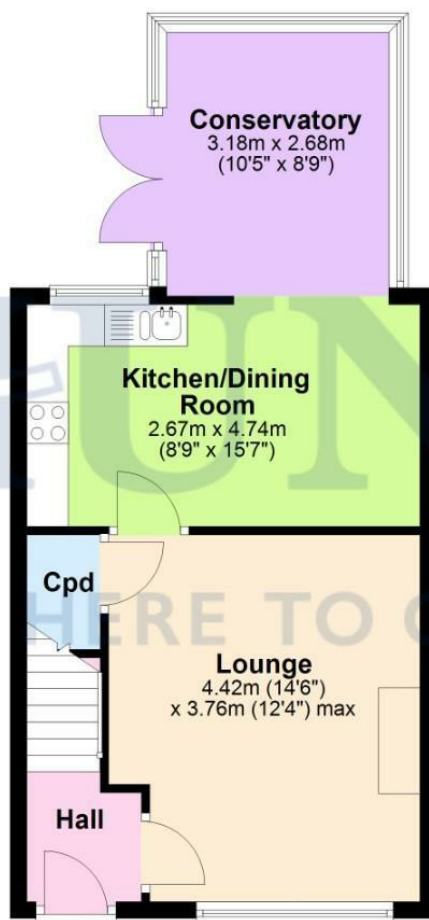






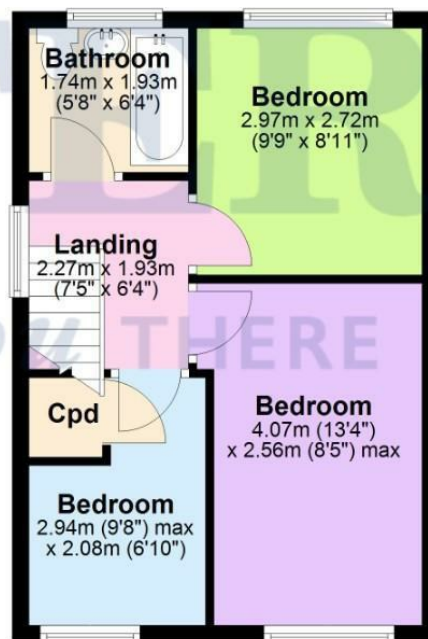
## Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 76.7 sq. metres (825.8 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) <b>A</b>		90
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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