



## Clarkson Close, Middleton M24

- NO CHAIN
- SPACIOUS THROUGHOUT
- READY TO MOVE INTO
- COUNCIL TAX BAND A
- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- CLOSE TO MOTORWAY NETWORK
- EPC C

**Offers In Excess Of £185,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are delighted to offer this charming three-bedroom mid-terrace house on Clarkson Close in Rhodes, Middleton, which comes with the added advantage of being available with no onward chain. The property offers generous living space, making it an ideal first home for a buyer or a fantastic option for a growing family.

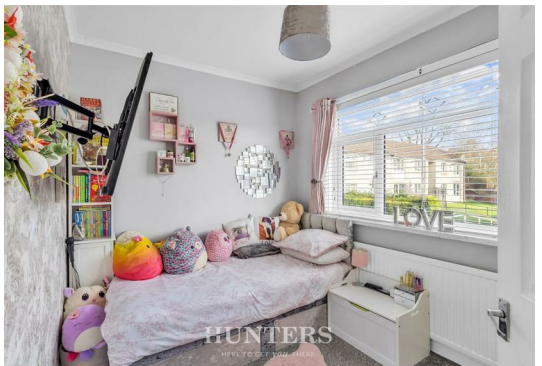
This freehold home greets you with a spacious lounge, filled with natural light, leading into an open-plan dining room and kitchen. The modern kitchen is well-equipped with built-in appliances, combining style and practicality. It opens onto a neatly presented private rear garden, featuring a mix of decking and artificial grass for minimal upkeep—perfect for families. On the first floor, a landing leads to two comfortable double bedrooms and a flexible third bedroom. The property also boasts a well-designed family bathroom, complete with a WC, hand wash basin, shower, and bath.

Externally, the property benefits from communal parking and on-road parking. The front of the house showcases a well-maintained stone garden.

Situated in a popular residential area, Clarkson Close offers easy access to a range of local amenities, including shops, schools, and transport links. The M60 motorway network is nearby, and Manchester City Centre is just approximately 6 miles away.

We highly recommend a viewing to fully appreciate this lovely home.

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



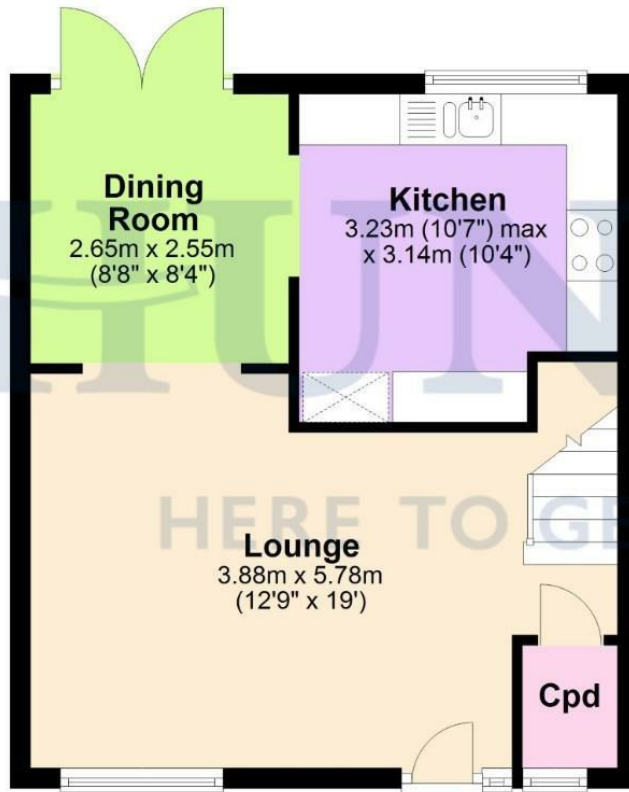






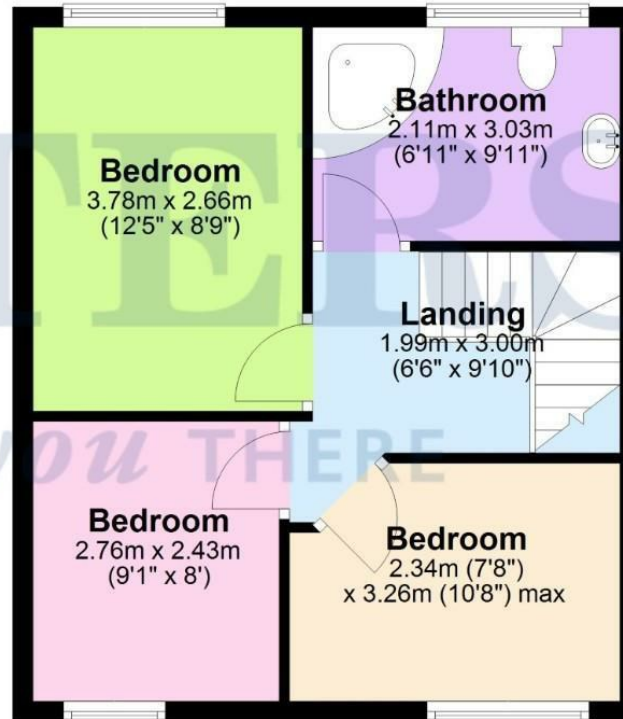
## Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 76.7 sq. metres (826.0 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.



## 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>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>