



Glenwood Drive, Middleton M24

- FREEHOLD & NO CHAIN
- POPULAR GLENWOOD DRIVE LOCATION
- THREE WELL PROPORTIONED BEDROOMS
- IDEAL FOR FIRST TIME BUYERS AND FAMILIES
- BRIGHT AND VERSATILE CONSERVATORY
- WELL PRESENTED THREE BEDROOM FAMILY HOME
- SPACIOUS BAY FRONTED LOUNGE
- ENCLOSED TIERED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS
- EARLY VIEWING IS HIGHLY RECOMMENDED

Asking Price £240,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this well presented three bedroom family home, situated on the popular Glenwood Drive in Middleton. Offering spacious and versatile accommodation across two floors, the property is ideally suited to first time buyers, young families or anyone looking for a comfortable home in a convenient residential location.

The accommodation begins with an enclosed entrance porch opening into the impressive lounge. This bright and welcoming reception room enjoys plenty of natural light from the attractive bay window and offers ample space. One of the standout features of the property is the excellent flow between the ground floor rooms, enhanced by four sets of French doors. Leading from the lounge into the separate dining room. From the dining room, further French doors open into both the kitchen and the conservatory, while an additional set of French doors leads from the conservatory directly onto the rear garden. The fitted kitchen features a range of wall and base units complemented by work surfaces and tiled splashbacks. There is an integrated oven and electric hob, along with space for a washing machine, dishwasher and further appliances.

To the first floor, the landing provides access to three bedrooms and useful built in storage. The principal bedroom is a spacious double room, while the second bedroom is also well proportioned and would make an ideal child’s room, guest bedroom or home office. The third bedroom offers further flexibility and is well suited as a nursery, dressing room or study. Completing the first floor is a family bathroom fitted with a three piece suite comprising a panelled bath, hand wash basin and WC.

Externally, the property benefits from a driveway to the front, providing convenient off road parking. To the rear is an enclosed and thoughtfully arranged tiered garden. The lower level features a paved patio area, ideal for outdoor seating and summer entertaining, with steps leading to a lawn, decorative gravel pathway and an additional raised section offering useful storage space.

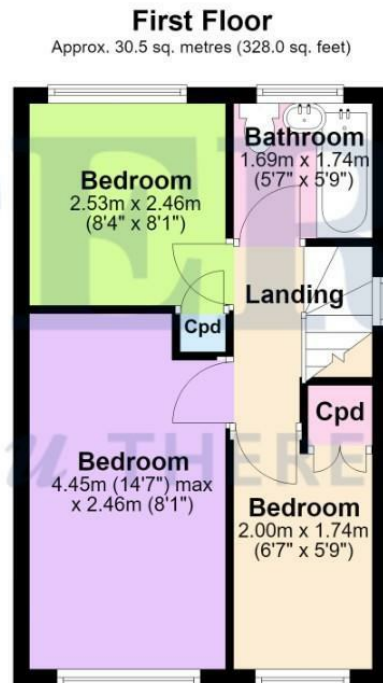
Glenwood Drive is conveniently positioned for access to a range of local shops, supermarkets, schools and everyday amenities. Middleton town centre and Middleton Shopping Centre are also within easy reach, while nearby public transport services provide connections throughout the surrounding areas. The property is well placed for commuters, with convenient access to Manchester city centre and the wider motorway network.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

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







Total area: approx. 70.1 sq. metres (754.9 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) 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	

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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