



Fairfield Road, Middleton M24

- NO CHAIN
- IMMACULATEDLY PRESENTED THROUGHOUT
 - GATED DRIVEWAY
 - IDEAL FOR FIRST TIME BUYERS
 - FRONT, SIDE & REAR GARDENS
- FREEHOLD
- LARGE CORNER PLOT
 - UTILITY ROOM
 - POPULAR LOCATION
 - COUNCIL TAX BAND A

Asking Price £245,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters is delighted to present this charming three bedroom semi detached on a large corner plot to the market, available with no onward chain. This property has been in the same family for numerous years, this property holds immense potential for a buyer seeking to transform it into a fantastic family home.

Internally, the accommodation is well proportioned throughout and offers excellent scope. An early viewing is highly recommended to fully appreciate the space and potential on offer. On entry, you are welcomed by a hallway leading to a generous lounge, complete with a bay window allowing for an abundance of natural light, as well as French doors opening directly onto the rear garden, creating a seamless indoor/outdoor living experience, particularly appealing during the warmer months. The ground floor is further enhanced by a spacious kitchen/dining room, a useful utility room, and excellent built in storage.

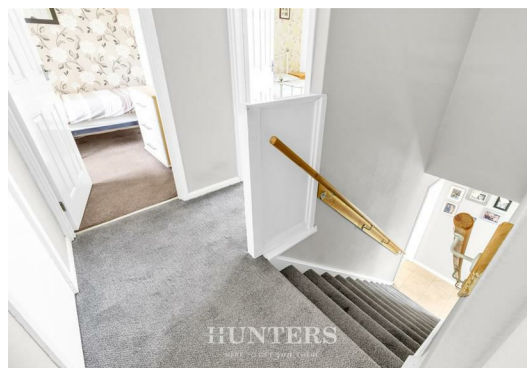
To the first floor, the property offers three bedrooms, comprising two well sized doubles and a third room ideal for a child's bedroom, home office or additional storage. The accommodation is completed by a shower room and separate WC.

Externally, the property benefits from a gated driveway to the front, along with generous outdoor space. A substantial lawned area wraps around the front and side of the home, offering privacy. To the rear, there is a well maintained garden comprising a lawn, paved seating area and decking, creating a versatile space for outdoor living and entertaining.

Situated in a popular residential area, Fairfield Road provides convenient access to a variety of local amenities, including shops, schools, and transport links, with the M60 motorway network in close proximity. Manchester City Centre is approximately 6 miles away, enhancing the property's appeal and accessibility.

This property has tonnes of potential making an early viewing highly advisable.

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





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.

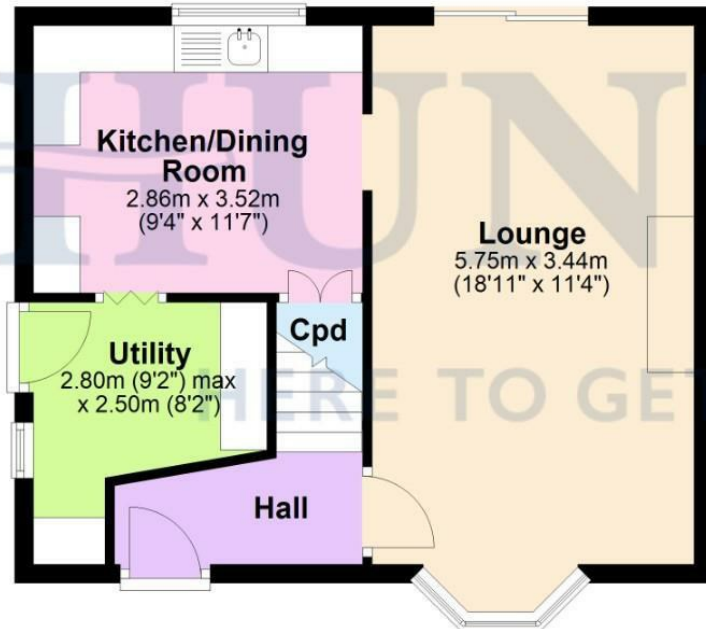
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

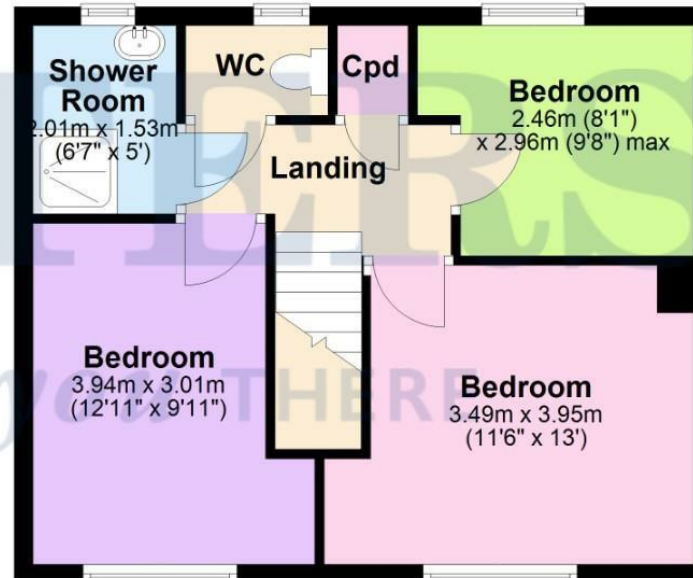
Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 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.



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