



## Johnson Grove, Middleton M24

- NO CHAIN
- HIGHLY DESIRABLE AREA OF ARCHER PARK
- VIEWS OF NORTH MANCHESTER GOLF CLUB
  - IDEAL FOR A GROWING FAMILY
  - CLOSE TO REPUTABLE SCHOOLS
- FREEHOLD
- DOUBLE INTEGRAL GARAGE & OFF ROAD PARKING
  - EXCELLENT POTENTIAL
  - SPACIOUS LIVING AREA
  - EARLY VIEWING IS HIGHLY RECOMMENDED

Asking Price £495,000

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

Hunters are delighted to offer for sale this substantial and beautifully positioned four bedroom detached family home on Johnson Grove, Middleton, set within the ever popular Archer Park area and offered with the added benefit of freehold tenure and no onward chain. The street itself is exceptionally exclusive, comprising just four houses, enhancing the sense of privacy. Occupying a generous end plot with an enviable backdrop directly onto North Manchester Golf Club, this impressive property offers over 2,000 sq. ft. of versatile living accommodation, making it an ideal purchase for growing families seeking space, privacy and a highly desirable residential setting.

The accommodation is thoughtfully arranged over two floors and briefly comprises an inviting entrance hallway, a spacious lounge extending the full depth of the property with French doors opening onto the rear garden, separate dining room, fitted kitchen/breakfast room, utility room, home office, guest WC and an integral double garage, offering excellent storage or future conversion potential, subject to the necessary planning. The layout provides flexible living spaces perfectly suited to modern family life, home working and entertaining.

To the first floor, a generous landing gives access to four well proportioned bedrooms, including a superb principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, while a walk in wardrobe and additional storage cupboards further enhance the practicality of the home.

Externally, the property enjoys a large driveway providing ample off road parking together with the double garage. To the rear, the mature gardens offer a wonderful degree of privacy and back directly onto the picturesque surroundings of North Manchester Golf Club, creating a peaceful green outlook that is rarely available. The generous plot and established landscaping make the outdoor space perfect for family enjoyment, entertaining and relaxing throughout the year. There is also land to the side of the property, which was purchased on a 999 year lease in the mid 1990s, further enhancing the overall plot and potential of the home.

Johnson Grove is a highly regarded residential location in Middleton, set within Archer Park and particularly sought after for its peaceful setting and privacy. The property is conveniently situated close to a range of local amenities, including supermarkets, shops, restaurants and leisure facilities, while highly regarded schools are within easy reach.

Excellent transport links provide straightforward access to Middleton town centre, Manchester city centre, Rochdale and the wider motorway network via the M60 and M62, making it ideal for commuters. Nearby parks, countryside walks and the adjoining North Manchester Golf Club further add to the appeal of this sought after location.

Combining generous accommodation, a fantastic plot, golf course views, excellent family friendly space and the advantage of no onward chain, this outstanding detached home represents a rare opportunity in one of Middleton's most desirable residential areas.

Early viewing is highly recommended to fully appreciate everything this impressive family home has to offer.


Tenure: Freehold - There is also land to the side of the property, which was purchased on a 999 year lease in the mid-1990s, further enhancing the overall plot and potential of the home.





# 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.

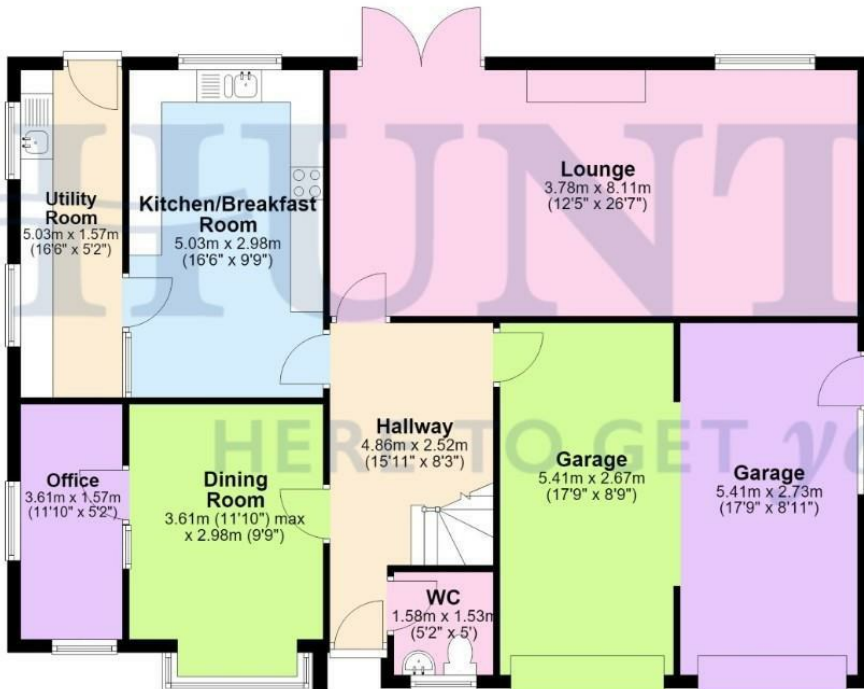
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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

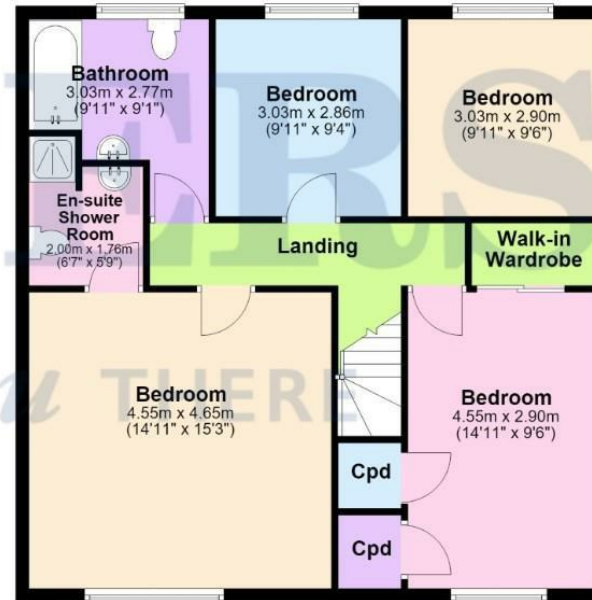
## Ground Floor

Approx. 116.9 sq. metres (1258.6 sq. feet)



## First Floor

Approx. 76.3 sq. metres (821.4 sq. feet)



Total area: approx. 193.2 sq. metres (2080.0 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.



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