



Martindale Crescent, Middleton M24

- NO CHAIN
- LARGE PLOT
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- FREEHOLD
- EN-SUITE TO MASTER BEDROOM
- THREE GOOD SIZED BEDROOMS
- READY TO MOVE INTO
- EPC RATING - B

Asking Price £320,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully presented three bedroom detached home, offered for sale with no onward chain and ideally positioned on the popular Martindale Crescent in Middleton. Set on a large plot with gardens surrounding the property, this home is perfect for growing families seeking a stylish and spacious home in a convenient location.

As you step inside, you are welcomed by a bright and spacious hallway with a useful storage cupboard and access to a ground floor WC/utility room. To the front, the lounge provides a cosy and inviting retreat, filled with natural light and ideal for relaxing or entertaining guests, with French doors that open out onto the garden.

To the rear, the impressive open plan kitchen and dining room forms the heart of the home featuring a range of stylish units, integrated appliances and generous space for dining. French doors open directly onto the south facing rear garden, creating a wonderful connection between indoor and outdoor living, perfect for hosting family gatherings.

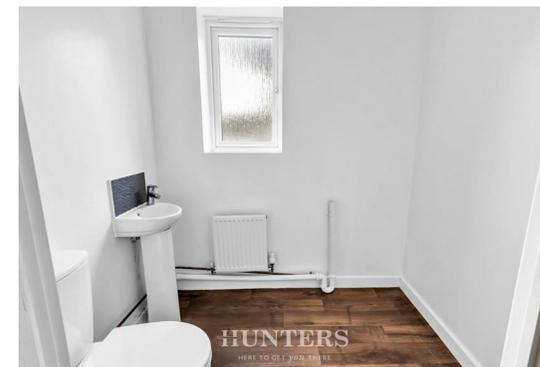
Upstairs, the home continues to impress with three well proportioned double bedrooms. The master bedroom benefits a sleek en-suite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom with a bath, overhead shower, WC and hand wash basin.

Externally, the property offers off road parking to the front, while the south facing rear garden provides a generous lawned space, perfect for relaxing, entertaining, or enjoying outdoor dining in the sunshine in the summer months.

Perfectly positioned, the property is within easy reach of local shops, schools and amenities, as well as Middleton town centre. Excellent transport links, including quick access to the M60 motorway and Manchester city centre, make this a superbly convenient location for commuters.

This well maintained property is tastefully presented and ready to move into. A viewing is recommended to fully appreciate the quality.

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





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.

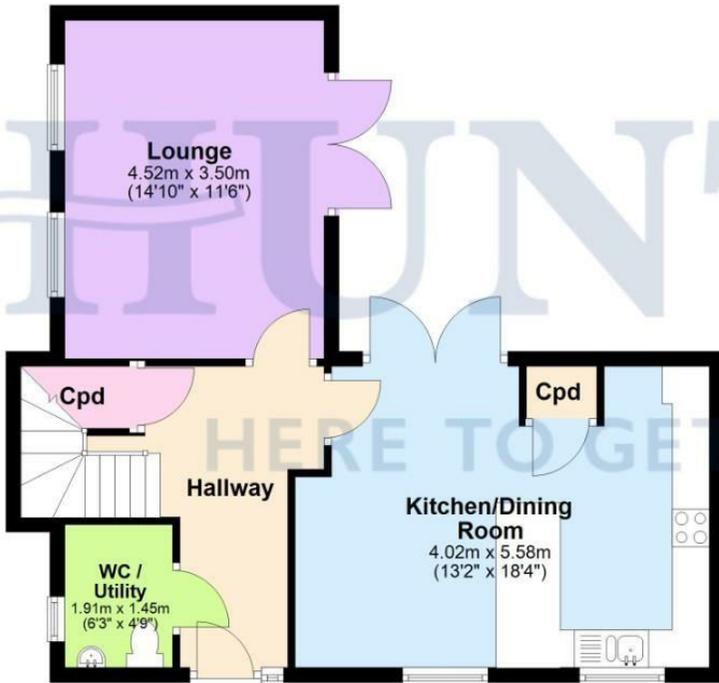
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

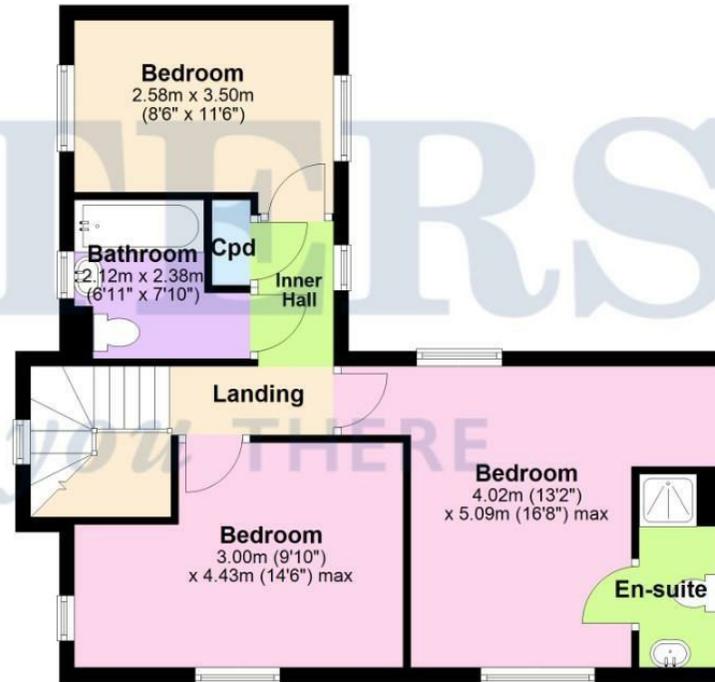
Ground Floor

Approx. 52.2 sq. metres (562.4 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.4 sq. feet)



Total area: approx. 104.5 sq. metres (1124.8 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.

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.



58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email:
northmanchester@hunters.com <https://www.hunters.com>