



## Grisedale Close, Middleton M24

- NO CHAIN
- IMMACULATELY PRESENTED
- DESIRABLE LOCATION
- SPACIOUS THROUGHOUT
- THREE STOREY
- FREEHOLD
- EN-SUITE & DOWNSTAIRS WC
- FOUR BEDROOMS
- CUL-DE-SAC
- NEWLY CONSTRUCTED OUTBUILDING

**Offers In Excess Of £275,000**

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Hunters are delighted to bring to market this immaculately presented four bedroom three storey semi detached house on a quiet cul-de-sac. This property is a credit to the current owners and ideal for a growing family.



To the first floor from the main landing are two good sized bedrooms, one of which has the added benefit of an en-suite. On the upper floor is the master bedroom and another double bedroom with a jack and jill bathroom which consists of WC, hand wash basin, bath and separate shower.

In addition to the main house, there is also an newly constructed beautifully decorated home office with wifi.

The private garden is beautifully presented and offers a peaceful retreat, perfect for entertaining or relaxing. It also features a small bar, BBQ and a large decked area, ideal for hosting guests during summer evenings. Off-road parking to the front is available, providing a convenient and secure space for your vehicle.

Grisedale Close is conveniently located close to the newly built Edgar Wood Secondary School, Bowlee playing fields, local shops, amenities and transport links including the motorway network, making it an ideal family home.

With its desirable location and spacious layout, this property is sure to impress any family that are looking for outdoor space to entertain.

Viewing is highly recommended.

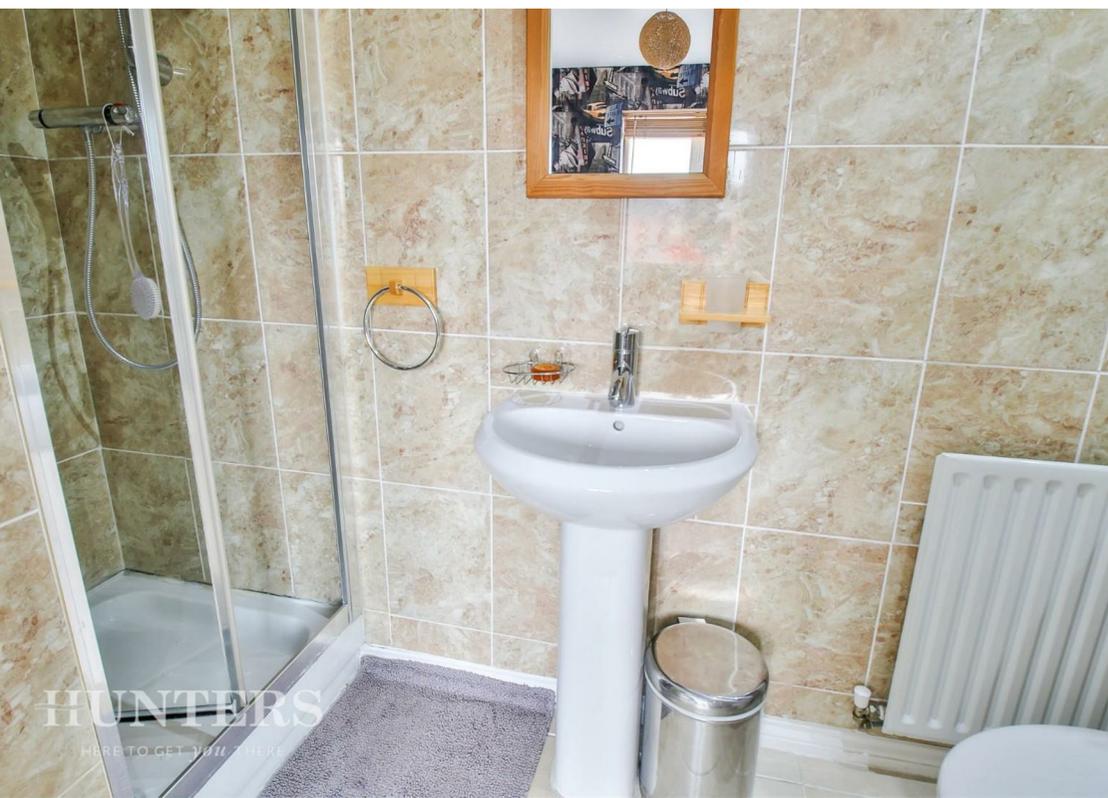
Tenure: Freehold  
Council Tax Band: C



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# 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>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div>
(81-91) <b>B</b>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">76</div>	
(69-80) <b>C</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

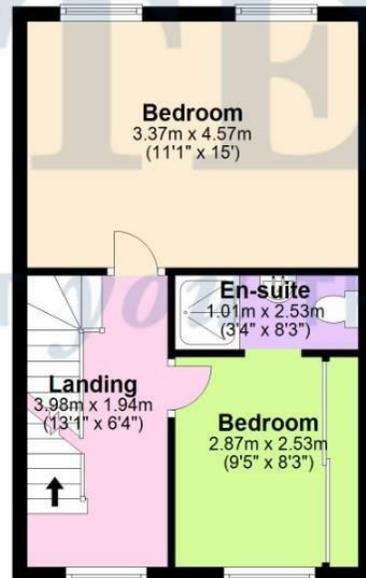
## Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



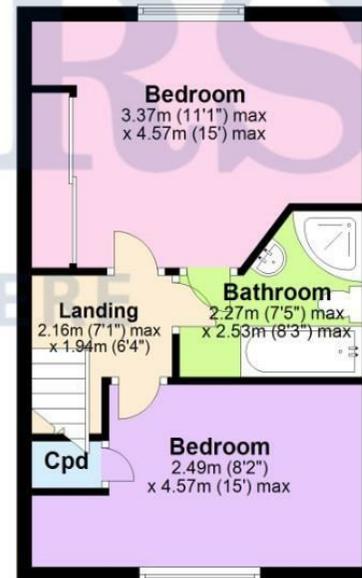
## First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



## Second Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 112.4 sq. metres (1209.9 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.



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