

Neilson Close, Middleton M24

- OFF ROAD PARKING
- READY TO MOVE INTO
- CLOSE TO LOCAL AMENITIES
- THREE GOOD SIZED BEDROOMS
- VERY WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- DETACHED GARAGE
- EPC - C

Asking Price £230,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this well maintained three bedroom semi detached home, perfectly positioned on the highly sought after Neilson Close in Middleton. Offering a superb blend of space, style, and comfort, this property is ideal for growing families, first time buyers, or anyone in search of a spacious and modern home.

Upon entering through the welcoming porch, you're greeted by a bright and airy hallway that sets the tone for the rest of the home. The front lounge is a perfect balance of cosy charm and contemporary design, offering a relaxing retreat for everyday living. To the rear, the heart of the home lies in the expansive open plan kitchen and dining area, thoughtfully designed for entertaining or family gatherings. French doors seamlessly connect the interior to a generous patio, overlooking a beautifully tiered and well kept rear garden.

Upstairs, the property boasts two generously proportioned double bedrooms and a versatile third bedroom, ideal as a nursery, home office, or single room. The family bathroom features a WC, hand wash basin, and shower over the bath.

Externally, the home benefits from off road parking via a long driveway, along with a neatly lawned front garden that enhances its kerb appeal. The rear garden offers an ideal outdoor space with lawned tiers and a patio area, perfect for summer evenings. In addition, the property features its own detached garage located at the end of the street, providing excellent storage or secure parking options.

Situated in a popular residential area, Neilson Close enjoys easy access to local shops, schools, and public transport links. The M60 motorway is just a short drive away, and Manchester City Centre is within approximately six miles, making it ideal for commuters.

This exceptional home truly needs to be seen to be fully appreciated, early viewing is highly recommended.

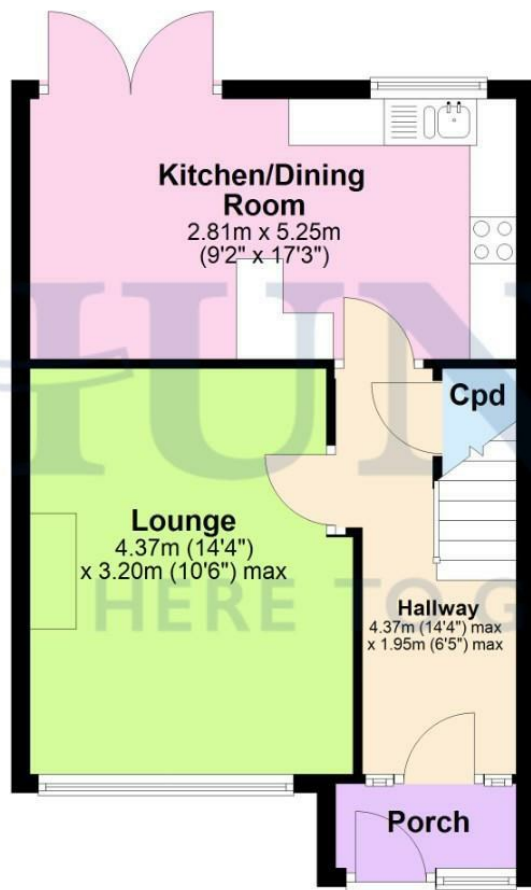
Tenure: Leasehold
Ground Rent: TBC
EPC Rating: C
Council Tax Band: B





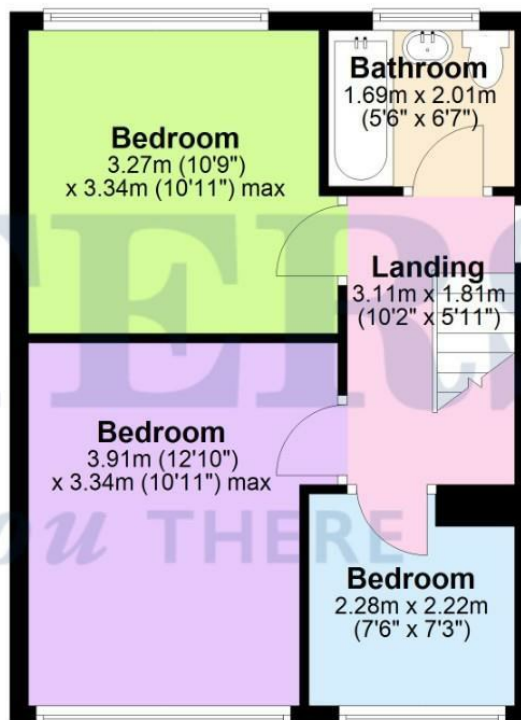
Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.7 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		85
(69-80) C	73	
(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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