



## Viscount Drive, Middleton M24

- NO CHAIN
- IMMACULATELY PRESENTED THROUGHOUT
  - LARGE WELL MAINTAINED GARDEN
  - SOUGHT AFTER LOCATION
  - POTENTIAL FOR AN EXTRA BEDROOM
- SET ON A LARGE CORNER PRIVATE PLOT
  - DETACHED GARAGE
- EN-SUITE TO SPACIOUS MASTER BEDROOM
  - USEFUL UTILITY ROOMS
- EXTERNAL HIKVISION CCTV & ADT ALARM SYSTEM

Offers In The Region Of £400,000

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

Hunters are delighted to offer for sale this immaculately presented four bedroom detached family home situated on a quiet cul-de-sac on Viscount Drive in Rhodes. This property is part of the beautifully landscaped 'Sovereign Gate' development built around 2012 by the award-winning developers, Morris Homes. This exceptional home has the added benefit of being offered with no onward chain and is ready to move into.

Internal inspection is strongly advised and will reveal an inviting hallway with a downstairs WC, spacious lounge with french doors leading out to the beautifully landscaped rear garden, providing plenty of natural light and an indoor/outdoor feel to the property. Stylish modern fitted kitchen/breakfast room which can be accessed from the lounge, useful utility room and an extra reception room which can be used as a dining room, study or if required, another bedroom. The house comes fitted with external Hikvision CCTV and an ADT alarm system.

Upstairs features a spacious master bedroom with fitted wardrobes a modern en-suite, a further two double bedrooms and a good sized fourth bedroom. To finish off the upper floor is a modern family bathroom with a WC, shower over bath and hand wash basin.

Set on a private corner plot, this property has plenty of parking at the front and a detached garage. At the rear of the house there is a very well maintained landscaped lawned garden with paved patio area.

The development is found just off Heywood Old Road, close to Manchester Old Road (A576) in the popular Rhodes district of Middleton. The property is well served by a good range of local amenities including shops, children's nursery, schools and Sainsbury's supermarket. Heaton Park, the David Lloyd Health Club and open farmland are all within walking distance.

Viewing is highly recommended to appreciate the property and it's location.

Tenure: Leasehold - 786 years remaining  
Ground Rent: £250 per annum  
Service Charge: £17.81 pcm  
Council Tax Band: E  
EPC Rating: 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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">←</span> <b>86</b> <span style="font-size: 2em;">→</span> </div>
(81-91) <b>B</b>		<div style="text-align: center;"> <span style="font-size: 2em;">←</span> <b>76</b> <span style="font-size: 2em;">→</span> </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



Total area: approx. 133.9 sq. metres (1441.8 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>