



Scott Hetherington Way, Middleton M24

- FREEHOLD
- IDEAL FOR A GROWING FAMILY
- EN-SUITE TO MASTER BEDROOM
 - DOWNSTAIRS WC
 - EPC RATING - B
- 5 YEARS REMAINING ON THE NHBC
 - THREE DOUBLE BEDROOMS
- OFF ROAD PARKING/INTEGRAL GARAGE
 - CLOSE TO LOCAL AMENITIES
 - COUNCIL TAX BAND - C

Asking Price £325,000

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HERE TO GET *you* THERE

Hunters are delighted to present this stylish three bedroom detached home on Scott Hetherington Way, Middleton. Built in 2020, this freehold property benefits from around five years of NHBC warranty and offers a modern, spacious environment perfectly suited to a growing family.

Upon entering, you are greeted by a bright hallway leading to a generous lounge, perfect for relaxing or entertaining. The open plan kitchen and dining area is fitted with integrated appliances and features French doors opening onto a low maintenance rear garden, providing a lovely indoor/outdoor flow. A practical downstairs WC completes the ground floor accommodation.

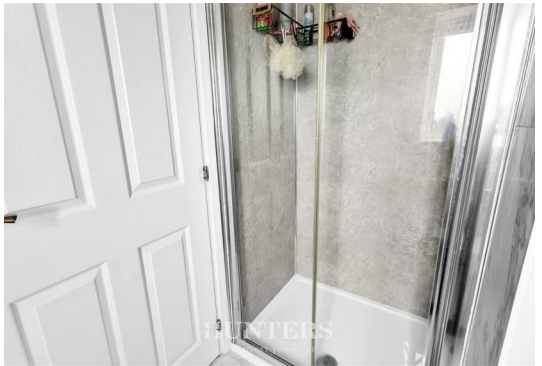
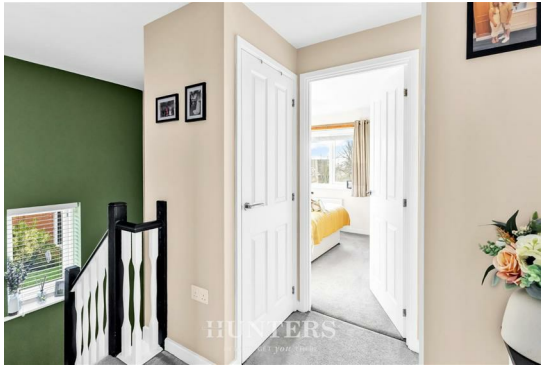
Upstairs, there are three spacious double bedrooms. The master suite benefits from a private en-suite shower room, while the family bathroom is stylishly appointed with a shower over the bath, WC and hand basin.

To the exterior, the property offers convenient off road parking alongside an integral garage. The rear garden has been thoughtfully designed with a blend of grass and patio, creating an inviting and versatile space for family life, entertaining or simply relaxing outdoors.

Conveniently located, the property is close to local shops, amenities, and Middleton town centre. Excellent transport connections, including easy access to the M60 motorway and just 30 minutes from Manchester Airport, make commuting straightforward.

A viewing is highly recommended to fully appreciate the quality, space, and modern style of this home. This property represents an exceptional opportunity.

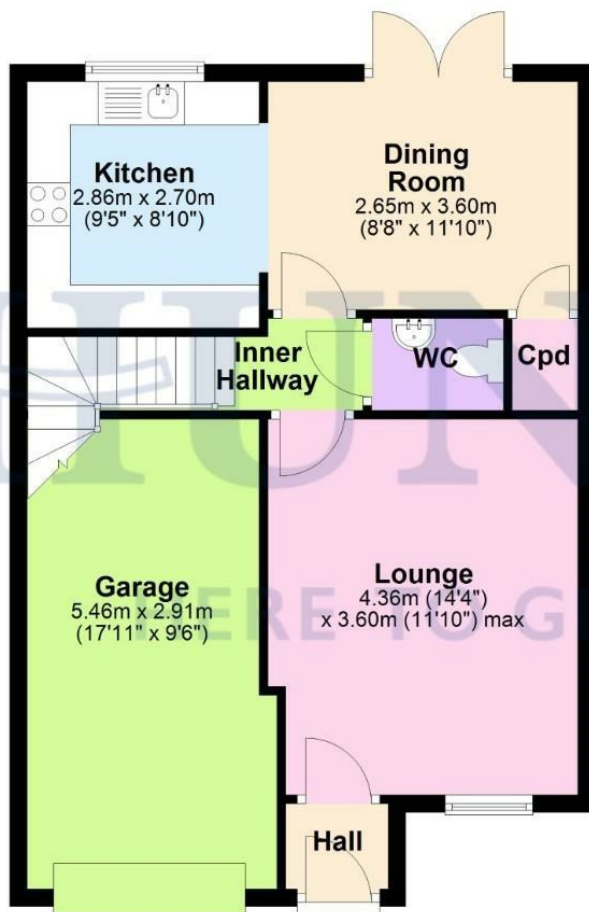
Tenure: Freehold
EPC Rating: B
Council Tax Band: C





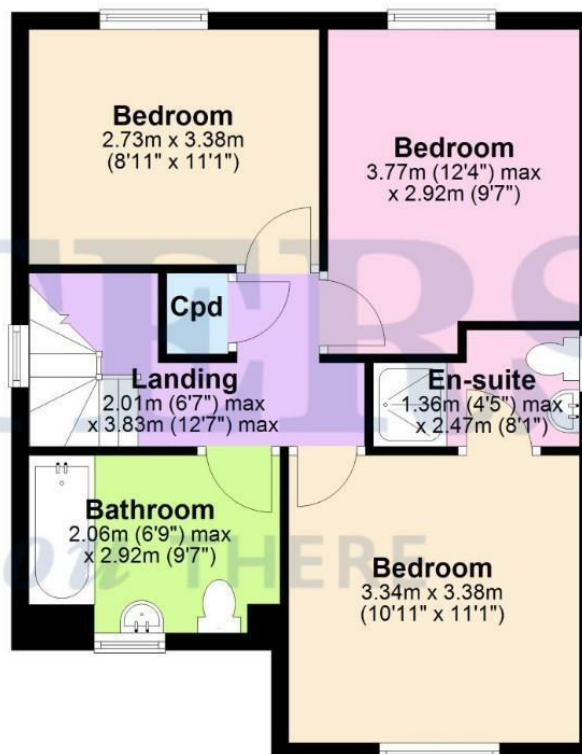
Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



First Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



Total area: approx. 106.7 sq. metres (1148.8 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.

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		94
(81-91) B	83	
(69-80) C		
(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

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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