



Parsons Drive, Middleton, Manchester, M24

- EXTENDED
- OFF ROAD PARKING/DETACHED GARAGE
- POPULAR LOCATION
- SPACIOUS PROPERTY
- EPC RATED C
- FREEHOLD
- IDEAL FOR A GROWING FAMILY
- QUIET CUL-DE-SAC
- COUNCIL TAX BAND C
- VIEWING RECOMMENDED

Asking Price £280,000



FREEHOLD & EXTENDED. Hunters are delighted to market this three bedroom semi-detached house located on Parsons Drive in the desirable area of Middleton, Manchester. This delightful property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this residence is the impressive double-storey extension, which enhances the living space significantly. The large master bedroom offers a peaceful retreat, while the extended dining room area creates an excellent setting for family meals and gatherings.

Additionally, the property includes a detached garage, providing ample storage or the potential for a workshop. The combination of these features makes this home not only practical but also a wonderful place to create lasting memories.

With its convenient location and generous living spaces, this property is sure to appeal to a variety of buyers. Do not miss the opportunity to make this lovely house your new home.

EPC Rated: C
Tenure: Freehold
Council tax band: C





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ENERGY PERFORMANCE CERTIFICATE

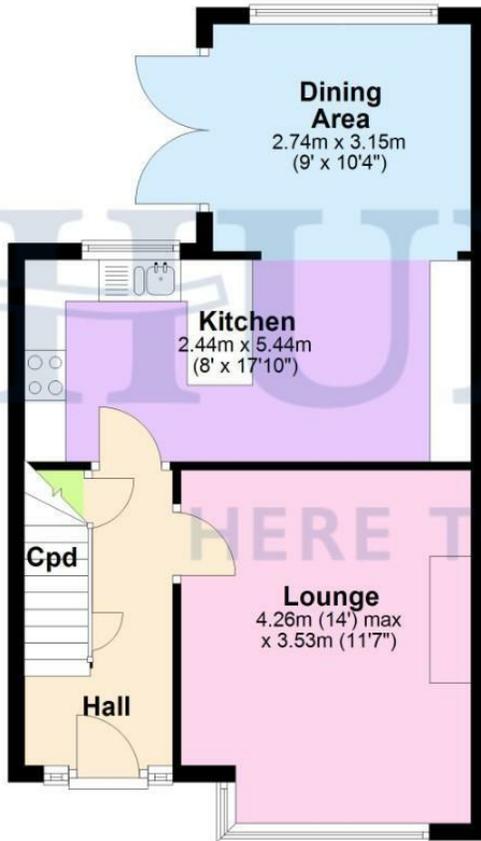
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	

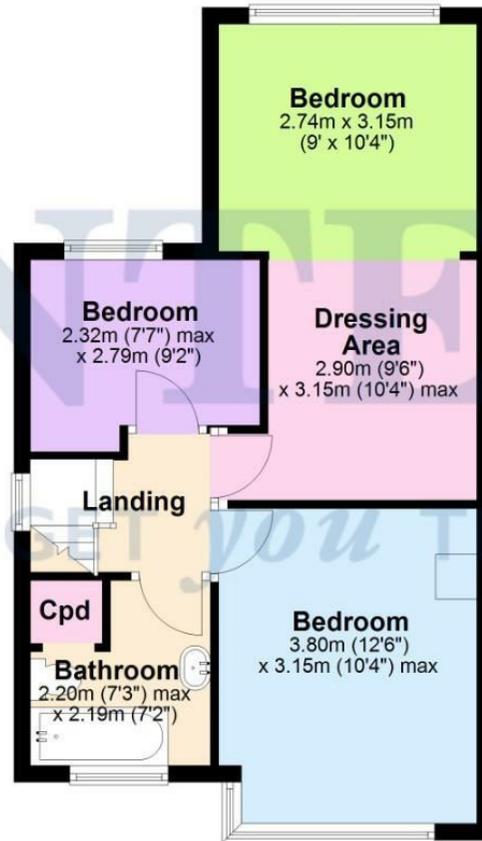
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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

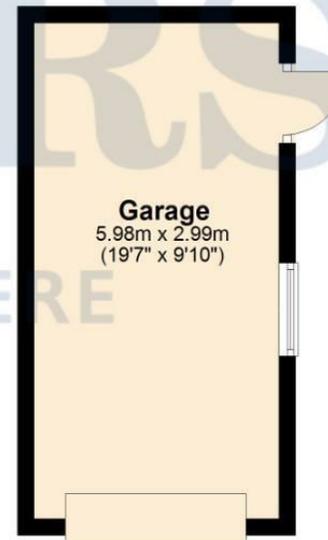
Ground Floor
Approx. 44.1 sq. metres (474.9 sq. feet)



First Floor
Approx. 44.1 sq. metres (474.5 sq. feet)



Outbuilding
Approx. 17.9 sq. metres (192.2 sq. feet)



Total area: approx. 106.1 sq. metres (1141.6 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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