



## Duke of Lancs Close, Middleton M24

- FREEHOLD
- BUILT IN 2020
- OFF ROAD PARKING
- MASTER EN-SUITE
- AROUND 7 YEARS REMAINING ON NHBC
- GOOD SIZED ACCOMMODATION FOR A GROWING FAMILY
- THREE GENEROUSLY SIZED BEDROOMS
- QUIET LOCATION

Offers In Excess Of £250,000





Hunters are delighted to introduce this modern three story property situated on Duke of Lancs Close in a popular area of Middleton, this property is on a generously sized plot which was constructed by Keepmoat Homes in 2020. It has since been meticulously maintained and offers a good sized accommodation for a growing family.

Upon entering, you'll be greeted by a flood of natural light and a well thought out floor plan. The ground floor boasts an inviting entrance hallway, a cosy lounge, an inner hall complete with a convenient downstairs WC, and a modern kitchen/diner. The kitchen has an array of sleek wall and base units, complemented by integrated appliances, including an oven, gas hob, and extractor. French doors lead you to the rear garden, allowing for seamless indoor-outdoor living. To the first floor, you'll find two generously proportioned bedrooms and a family bathroom, ideal for accommodating the needs of a growing family. Additionally, there an office space featuring a staircase that leads to the master bedroom and its en-suite shower room.

The exterior of this property offers a well maintained lawn extends to the rear of the house, accompanied by a paved patio area. To the side, a convenient driveway provides ample off road parking. Nearby, a park offers outside space for families to enjoy.

This property's sought after location ensures easy access to plenty of amenities. Furthermore, it boasts excellent connectivity to major transportation routes, facilitating commutes to Middleton, Manchester, and throughout the North West. Highly regarded schools and local shops are within walking distance.

An early viewing is highly recommend to appreciate the property on offer.

Tenure: Freehold  
Council Tax Band: C  
EPC: B







## 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

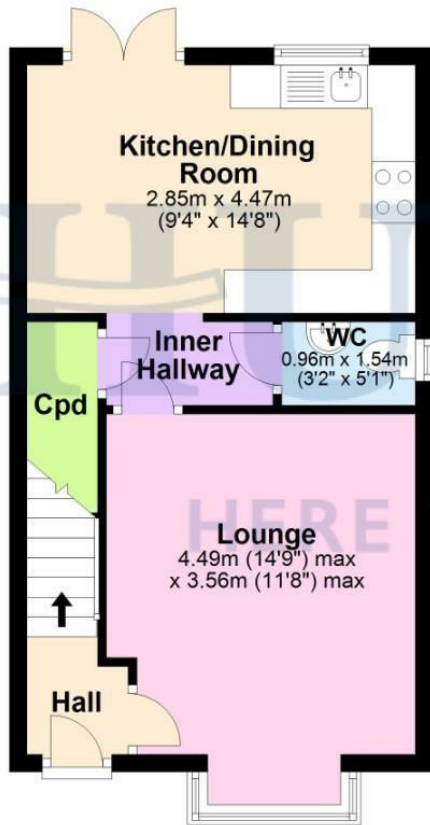
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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

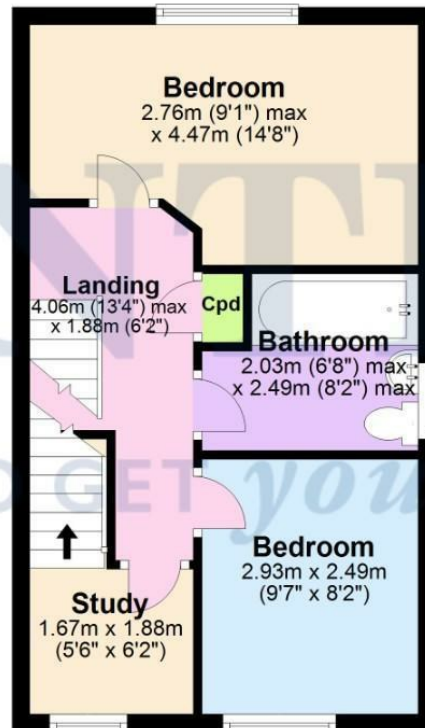
### Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



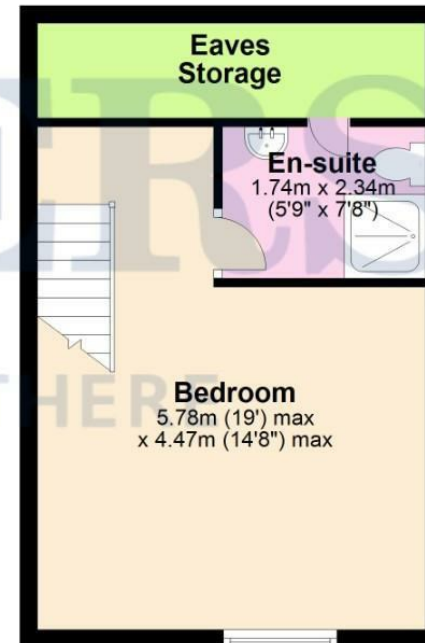
### First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



### Second Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 102.5 sq. metres (1103.4 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>