



## Thyme Drive, Middleton

- FREEHOLD
- NHBC 7 YEARS REMAINING
- 3 BEDROOMS OVER THREE FLOORS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C
- BUILT IN 2022
- OFF ROAD PARKING
- READY TO MOVE INTO
- EPC RATED B
- LARGE SOUTH FACING GARDEN

**Offers Over £300,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully maintained and stylishly finished three-bedroom semi-detached home, situated on the highly sought-after Thyme Drive development in Middleton. Built in 2022 and still covered by approximately seven years of NHBC warranty, this modern property sits on a generous plot and benefits from off-road parking, a large private garden, and flexible living space — perfect for first-time buyers, professionals, or growing families seeking a move-in-ready home.

On entering, you're welcomed by a bright and spacious hallway leading to a contemporary, well-equipped kitchen and dining area, thoughtfully designed with family living in mind. To the rear, the inviting lounge features French doors opening onto a beautifully landscaped garden, creating a perfect space for relaxation or entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers two generous double bedrooms and a stylish family bathroom fitted with a WC, hand basin, and shower-over-bath. A separate study or home office provides access to the top floor, where you'll find a superbly spacious third bedroom complete with en-suite and ample built-in storage — an ideal private retreat for older children or guests.

Externally, the home features a driveway providing off-road parking to the side and a large, well-maintained rear garden with a patio area, ideal for outdoor dining and family gatherings.

Located within a popular modern development, Thyme Drive offers excellent transport links and amenities. Manchester city Centre and Rochdale are both just over five miles away, with easy access to the M60 and M62 motorways.

Mills Hill train station, only 1.6 miles from the property, provides direct rail connections to Manchester, Leeds, and beyond.

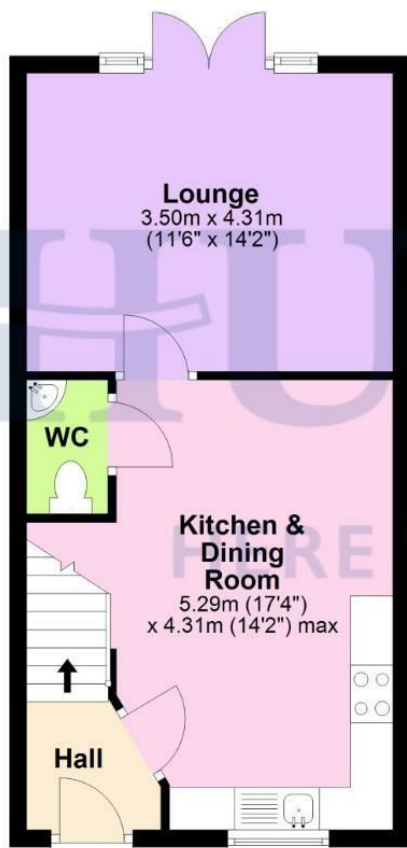
Tenure: Freehold  
EPC Rating: B  
Council Tax Band: C





## Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



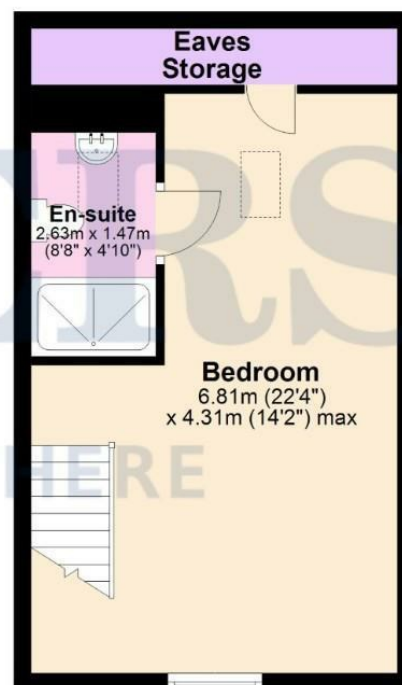
## First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



## Second Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 109.2 sq. metres (1175.3 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) <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

## 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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