



## Blencathra Close, Middleton M24

- NO CHAIN
- WELL PRESENTED THROUGHOUT
  - GARAGE & DRIVEWAY
- EN-SUITE TO MASTER BEDROOM
  - POPULAR DEVELOPMENT
- FREEHOLD
- NHBC 7 YEARS REMAINING
  - BUILT IN 2020
- PLENTY OF NATURAL LIGHT



Offers In Excess Of £360,000



Hunters are delighted to offer for sale this well presented four bedroom detached family home set on a corner plot nestled within a popular development, constructed in 2020 by Wain Homes, this property is the perfect for a growing family and has the added benefit of being offered with no chain.

Upon entering the home, you are greeted by a welcoming hallway that sets the tone for the spaciousness and light that flows throughout. The lounge is a bright and airy space, illuminated by a bay window and an additional side window for plenty of natural light. The open plan modern kitchen/dining room offers integrated appliances, a bay window for natural light and french doors that seamlessly connect to the private lawned garden and a convenient downstairs WC adds practicality to the ground floor. Venturing upstairs, you'll discover the master bedroom, which boasts its own en-suite, the second bedroom currently repurposed as a dressing room, two additional bedrooms provide ample space for family members or guests and a well appointed modern family bathroom completes the upstairs living space.

Outside, the front of the property provides off road parking for your convenience, and an attached garage on the side. The rear garden features a private lawned area and a decked patio, perfect for outdoor gatherings and al fresco dining. The corner plot ensures that your outdoor space is both spacious and secluded.

Convenience is a defining feature of this location, with easy access to local shops, transportation links, and local good schools/colleges such as the newly built Edgar Wood Academy and Hopwood Hall College and excellent access to commuter routes, including Manchester City Centre, and being just one mile away from the M62 motorway network.

Contact us today to arrange a viewing as this property is not one to be missed.

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

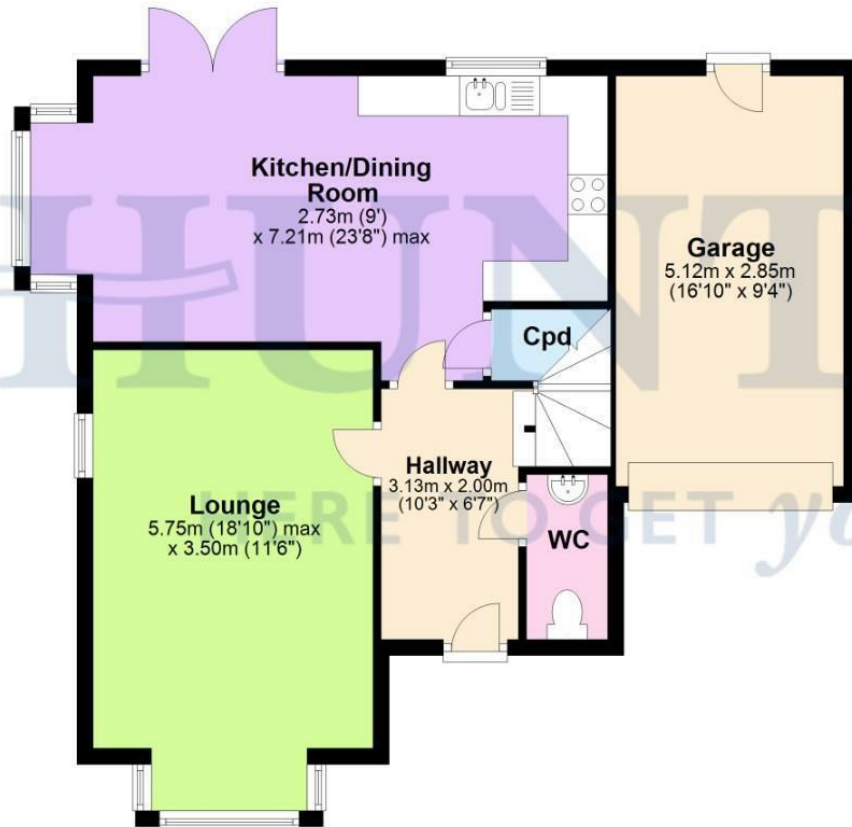






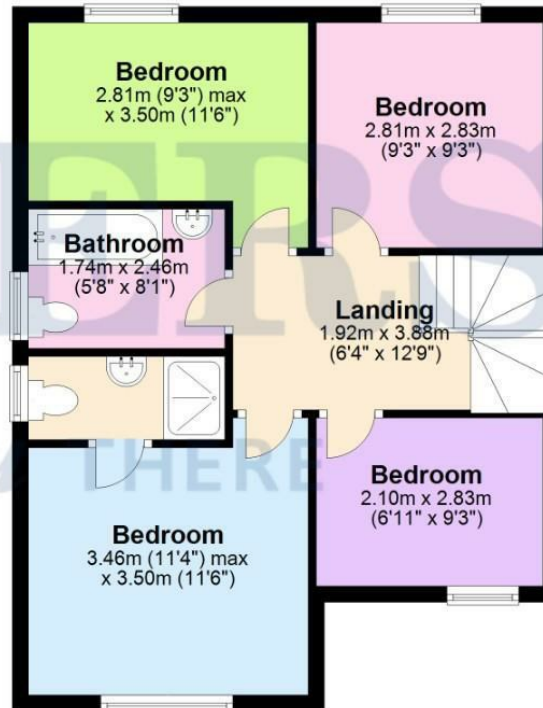
## Ground Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



## First Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 118.0 sq. metres (1270.4 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.

## 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>94</b> |
| (81-91) <b>B</b>                            | <b>84</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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