



Fern Close, Middleton M24

- FREEHOLD
- DOWNSTAIRS WC
- CLOSE TO MILLS HILL TRAIN STATION
- EPC RATING C
- WELL PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- COUNCIL TAX BAND A

Offers In Excess Of £180,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present this well maintained three bedroom end of terrace family home, located on Fern Close, Middleton. Offering a perfect balance of comfort and convenience, this property is ideal for first time buyers or families looking for a spacious home.

Upon entry, you are greeted by a welcoming porch with access to a handy storage area. The spacious hallway leads to a convenient downstairs WC. The open plan lounge offers a versatile living space, with patio doors opening to the rear garden, providing an excellent space for outdoor activities and family gatherings. The well appointed kitchen with plenty of storage is also accessible from the hallway.

Upstairs, the landing provides access to two generously sized double bedrooms and a large third bedroom, all offering plenty of space and storage options. The family bathroom includes a WC, hand basin, bath, and shower over the bath, providing both functionality and comfort.

Externally, the property boasts well maintained front and rear gardens, creating a great outdoor environment for relaxation and play.

This home is ideally located with excellent transport links to Manchester City Centre, with Mills Hill Train Station just a short walk away. The property is also within the catchment area of highly regarded local schools, making it a fantastic choice for families. Additionally, there are convenient motorway links nearby, ensuring ease of travel.

We highly recommend arranging a viewing to fully appreciate the potential of this delightful home.

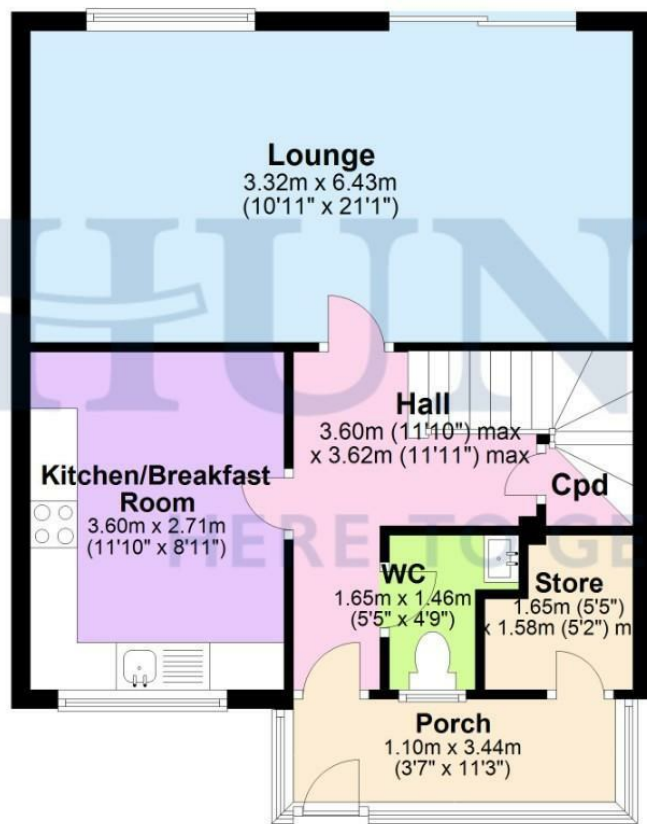
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





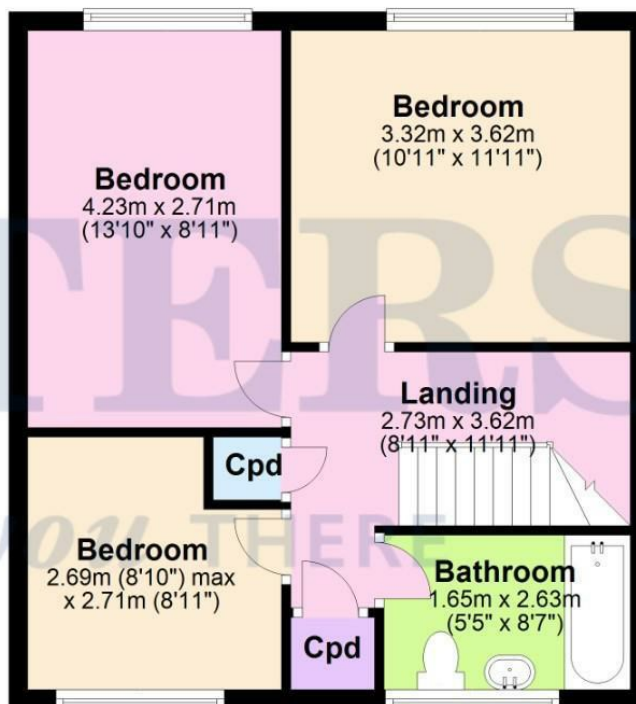
Ground Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 94.2 sq. metres (1014.1 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		86
(81-91) B	74	
(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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