

**Loom Close, Middleton M24**

**Offers In Excess Of £260,000**

**HUNTERS®**

HERE TO GET *you* THERE

- FREEHOLD
- EN SUITE
- OFF ROAD PARKING
- 7 YEARS NHBC WARRANTY
- IMMACULATELY PRESENTED

- BUILT IN 2019
- GOOD SIZED GARDENS
- VERY DESIRABLE LOCATION
- THREE BEDROOMS
- QUIET CUL-DE-SAC

Hunters are delighted to bring to market this modern three bed semi detached family home located on a quiet cul-de-sac on an extremely popular new development, East Hollinsfield. The property was built in 2019 by Taylor Wimpey and still has over 7 years left under the NHBC warranty. Located conveniently near junction 19 of the M62 motorway, good schools and colleges, local amenities, close to Middleton/Heywood town centres and countryside walks are within close proximity.

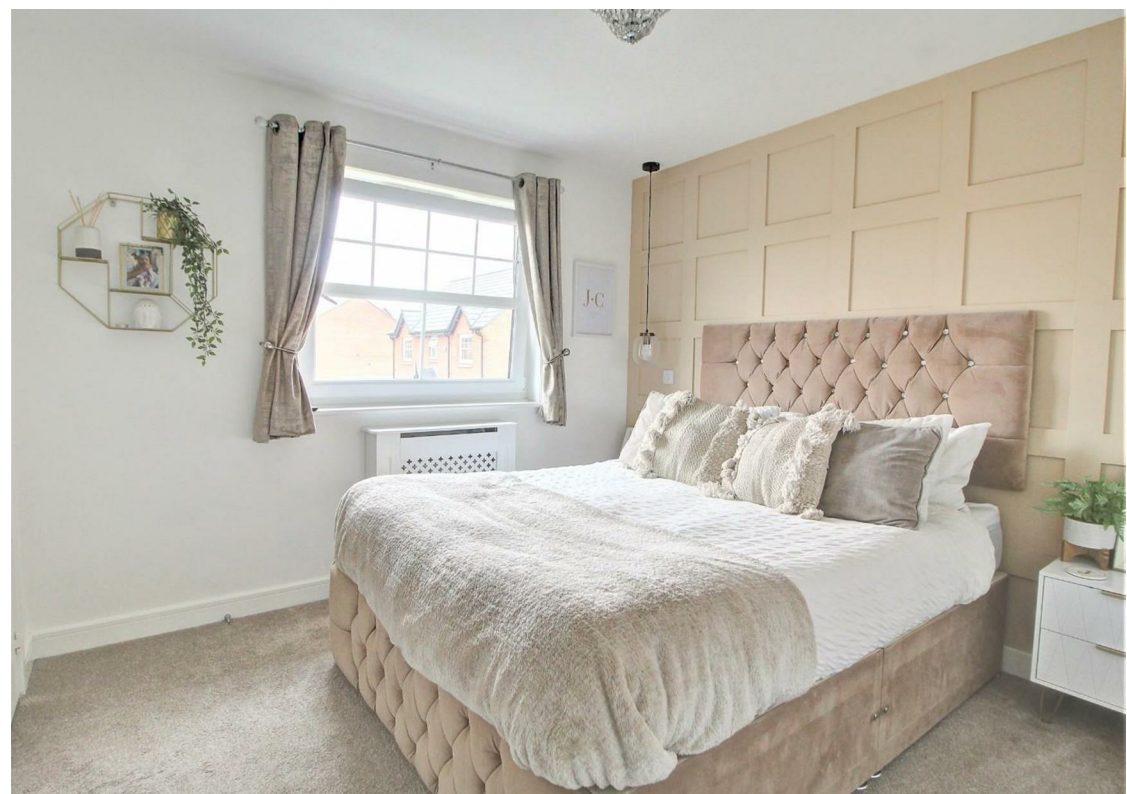
Internally, the beautiful home has been finished to a high standard briefly comprising of an entrance hallway, guest WC, understairs storage, an immaculate fully fitted kitchen/dining room and a good sized lounge with french doors. To the first floor, there are three well presented bedrooms and a family bathroom. The master bedroom benefits from a modern en suite with a walk in shower, WC and hand wash basin.

The property has off road parking at the front and a lawn garden at the rear with a patio area and is well fenced for added privacy. This can be accessed by the french doors in the lounge area.

Tenure: Freehold  
Council Tax Band: C

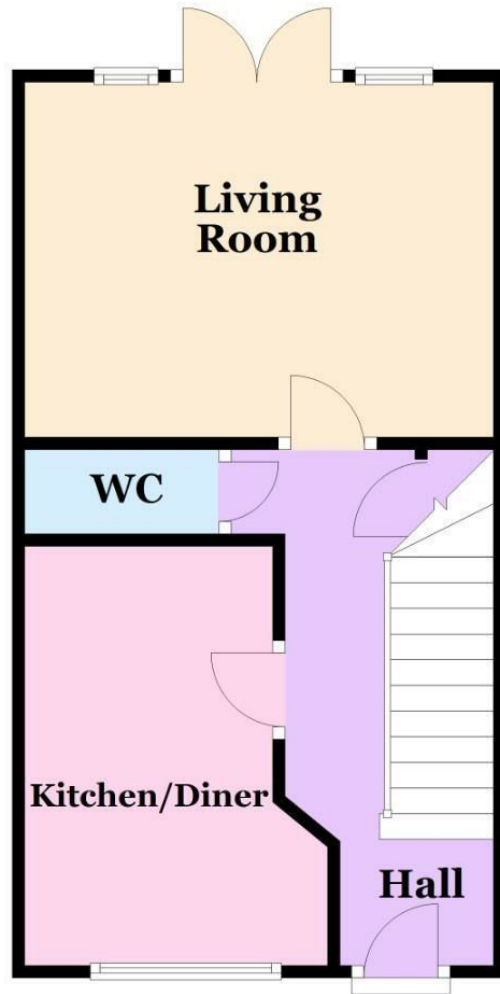
Viewing is highly recommended to appreciate the property on offer.







## Ground Floor




## First Floor



## 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>96</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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>