



## Grimshaw Lane, Middleton M24

- FREEHOLD
- LARGE PLOT OF LAND
- DOWNSTAIRS SHOWER ROOM
- FAMILY HOME
- NO CHAIN
- FOUR BEDROOMS
- OFF ROAD PARKING

**Asking Price £210,000**



Hunters are delighted to bring to market this spacious and well presented four bed semi detached family home. This property benefits from a large separate plot of land to the rear and a viewing is essential to fully appreciate the size.

Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links and well positioned for access to the M60 motorway network.

Internally the property features hallway, lounge, dining room with open plan access to the kitchen and French doors with external access, downstairs bedroom/office and three-piece shower room. Stairs lead up from the hallway to a first floor landing which opens to three bedrooms and a three-piece family bathroom.

Externally to the front is a lawned garden, steps to the entrance and a driveway.

To the rear is a patio area and a raised stoned garden with artificial grass.

Tenure: Freehold  
Council Tax Band: C

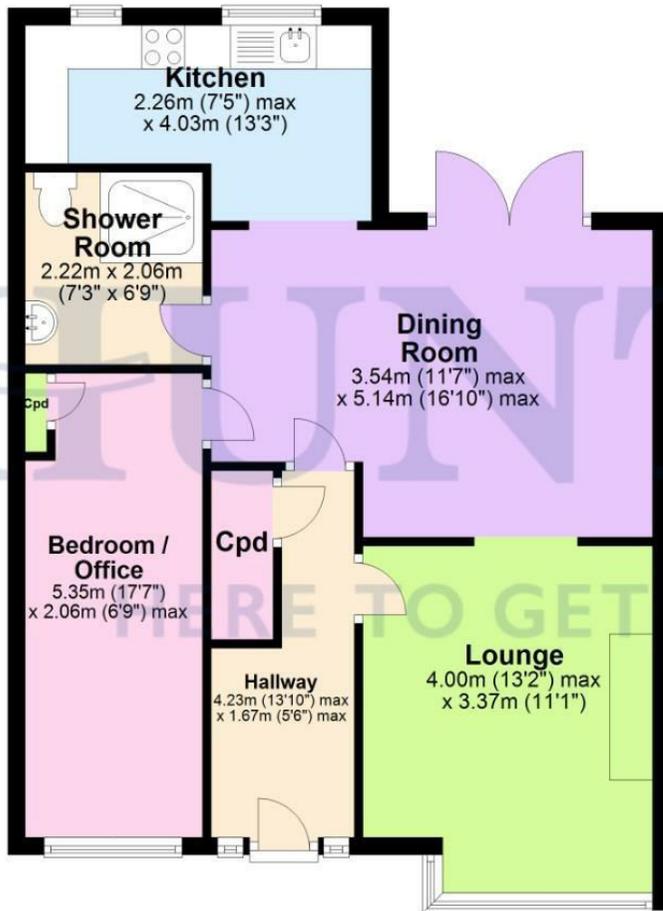
Viewing is highly recommended to truly appreciate the accommodation on offer.





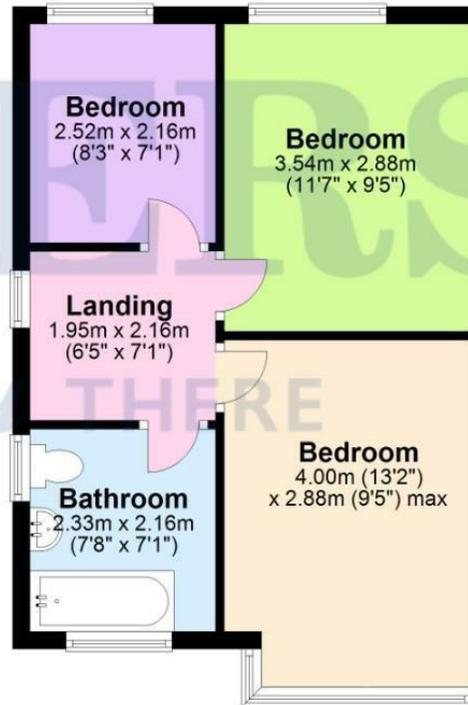
## Ground Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



## First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 99.7 sq. metres (1073.6 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>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>69</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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