



Searness Road, Middleton M24

- FREEHOLD
- COUNCIL TAX BAND A
- DRIVEWAY
- LARGE REAR PRIVATE GARDEN
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL AMENITIES
- THREE GOOD SIZED BEDROOMS
- WELL PRESENTED THROUGHOUT

Offers Over £185,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present this well-maintained three-bedroom terraced home, ideally situated on Searness Road in Middleton. Located just a short distance from Middleton Town Centre, this property offers an excellent opportunity for first-time buyers to live in a popular, established residential area.

Inside, the home offers spacious and versatile accommodation throughout. Upon entry, a welcoming hallway leads into a bright and generously proportioned lounge and well-equipped kitchen with direct access to the south facing rear garden. A convenient utility/storage room completes the ground floor, offering added functionality.

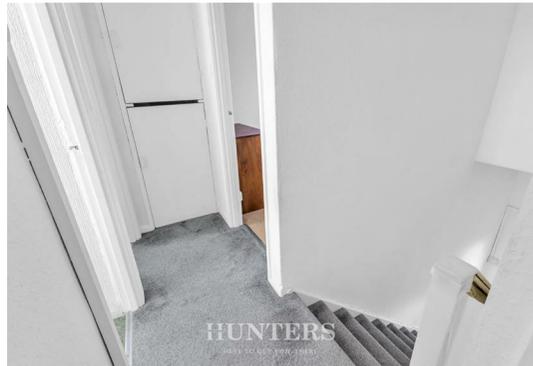
To the first floor, you'll find three good sized bedroom, two comfortable doubles and a flexible single bedroom, perfect as a nursery, guest room, or home office. A family bathroom with a bath, sink and a separate WC add further practicality for everyday living.

Externally, the property features a driveway to the front, while the rear boasts a large, private, and well-maintained garden, ideal for outdoor enjoyment and entertaining. Further on street parking is available nearby.

The home is set on a sought-after residential street within close reach of a wide range of local amenities, including shops, schools, and leisure facilities in Middleton Town Centre. Excellent transport links are nearby, with easy access to the M60 motorway and Manchester City Centre, just six miles away.

With its desirable location, spacious interior, and great potential, this competitively priced property is sure to attract strong interest. Early viewing is highly recommended.

- Tenure: Freehold
- EPC Rating: B
- Council Tax Band: A





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.

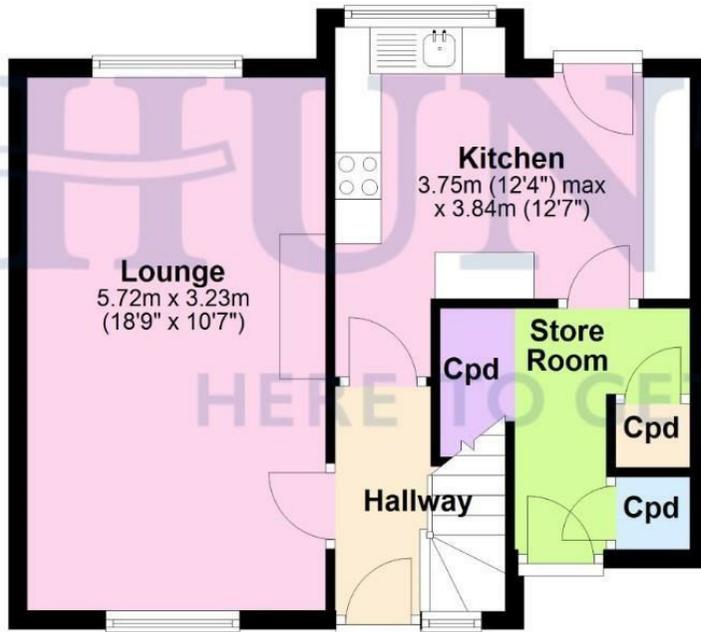
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

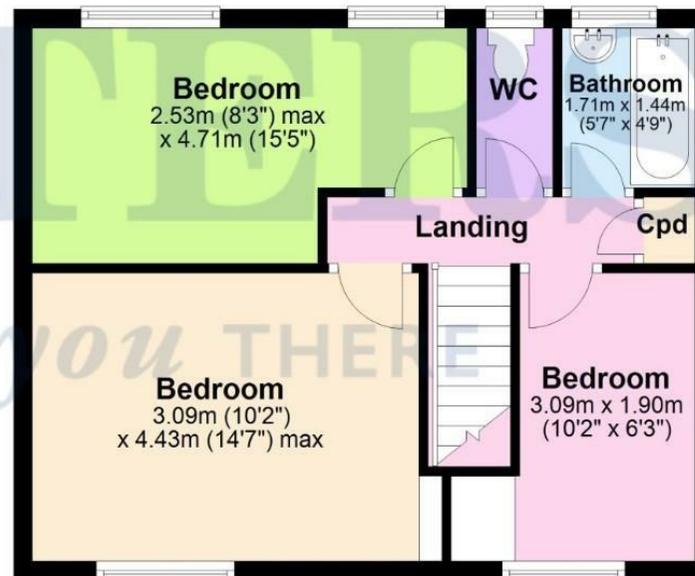
Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 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.

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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