



## Glenwood Drive, Middleton M24

- NO CHAIN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND MOTORWAY LINKS
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- LARGE DRIVEWAY
- READY TO MOVE INTO
- CLOSE TO COUNTRYSIDE WALKS

**Price £199,950**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are delighted to present this modern and stylish two bedroom semi detached home, offered with no onward chain, ideally situated in the highly sought after area of Boarshaw. This property is an excellent choice for first time buyers or growing families seeking a spacious, comfortable, and ready to move in home.

Upon entering, the home welcomes you with a bright porchway leading seamlessly into a spacious lounge, creating a warm and inviting first impression. The heart of the home is the beautifully designed kitchen/dining room, complete with integrated appliances. This leads out to a charming, tiered rear garden which is a perfect space for entertaining or relaxing outdoors.

The upper level features two well proportioned double bedrooms, all providing generous living space. A well appointed bathroom, equipped with a WC, a shower over the bath, and a hand wash basin, completes the floor.

Externally, the property offers a spacious driveway suitable for multiple cars providing convenient off-street parking. The attractive tiered rear garden is a true highlight, offering an ideal space for outdoor enjoyment.

Glenwood Drive's location adds to its appeal, being close to local schools, shops, amenities, and excellent transport links, including easy access to the motorway network and nearby Mills Hill train station, making commuting straightforward. Nature enthusiasts will appreciate the nearby countryside walks, providing easy access to the area's natural beauty.

This home represents a wonderful opportunity, and early viewing is highly recommended to fully appreciate all it has to offer.

Tenure: Leasehold - 950 years remaining  
Ground Rent: £20.00 per annum  
EPC: C  
Council Tax Band: A



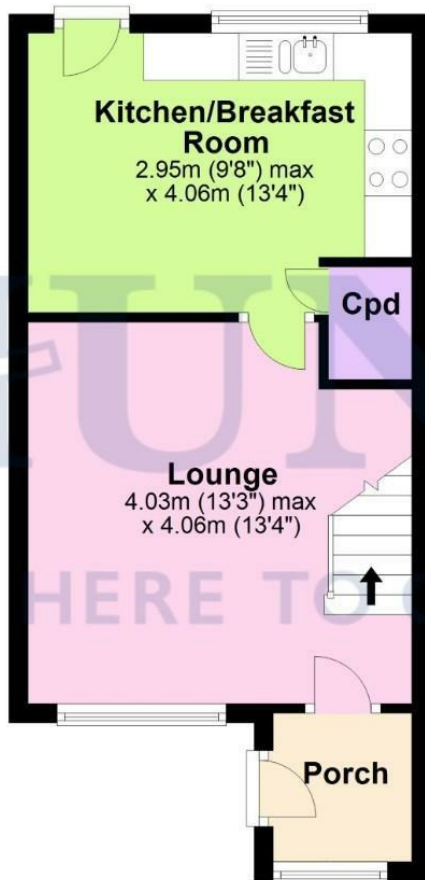






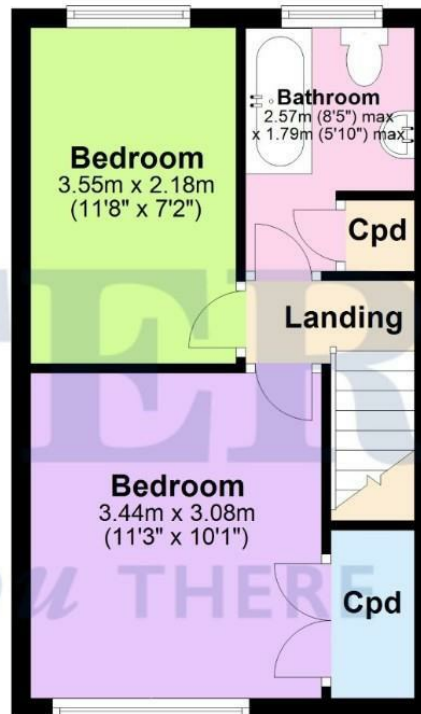
## Ground Floor

Approx. 31.4 sq. metres (338.2 sq. feet)



## First Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 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>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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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