



Longmead Way, Middleton M24

- FREEHOLD
- REAR OVERLOOKING VIEWS OF WHIT BROOK
- CONSERVATORY
- THREE GENEROUS SIZED BEDROOMS
- SITUATED ON A QUIET CUL-DE-SAC
- EXTENDED PROPERTY
- UTILITY ROOM/GARAGE FOR EXTRA STORAGE
- MODERN BATHROOM

Offers In Excess Of £225,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present this three bedroom extended semi detached family home, located on a quiet and peaceful cul-de-sac in the highly sought area of Boarshaw. This spacious property is thoughtfully designed and ideal for a growing family with rear views overlooking Whit Brook.



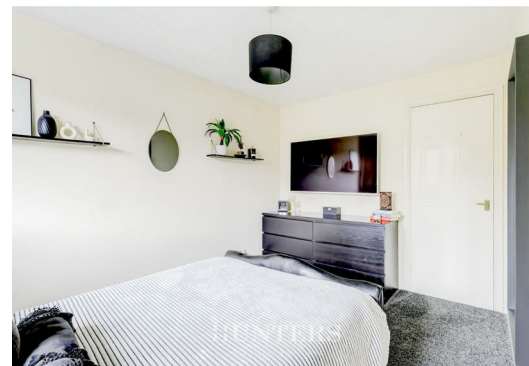
Upon entering, you are greeted by a porch way that leads to a spacious lounge with plenty of natural light, a well appointed modern kitchen/dining room, complete with access to the conservatory. A convenient utility/store room and a garage, adds practicality to the property and extra storage. Upstairs you will discover a thoughtfully laid out accommodation featuring a landing area, two double bedrooms and a versatile third bedroom that is currently used as a study but can serve as a child's bedroom. A modern family bathroom with WC, shower over bath, and hand wash basin completes the upper level.



Externally, the property boasts a driveway leading to a garage at the front. The rear of the home offers a conservatory and a lawned garden with a decked patio area, a perfect space for outdoor activities and family gatherings.



Situated approximately 5 miles north of Manchester city centre, Boarshaw is a favored location for families, attracting residents with its reputable local schools and proximity to essential amenities. The area features a range of shops, with Middleton town centre easily accessible. Commuting is made convenient with easy access to major motorways.



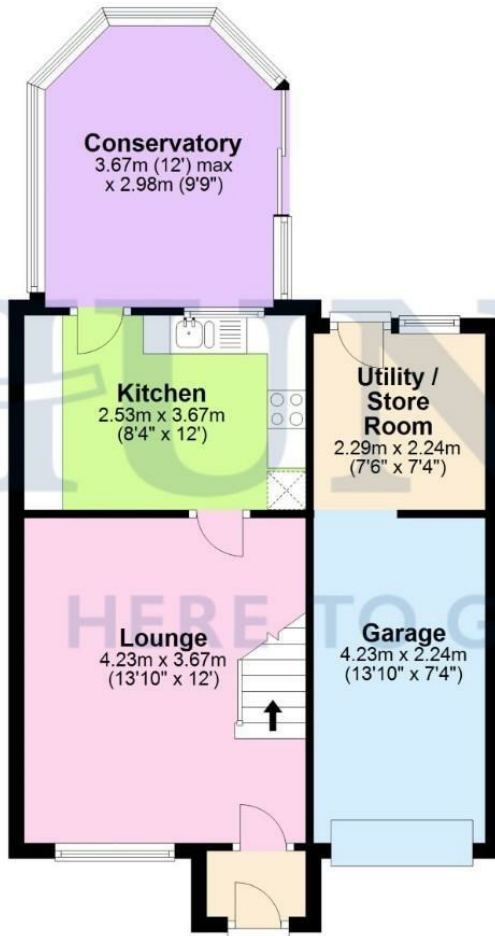
Viewing is highly recommended to appreciate the property on offer.

Tenure: Freehold
Council Tax Band: C
EPC: C



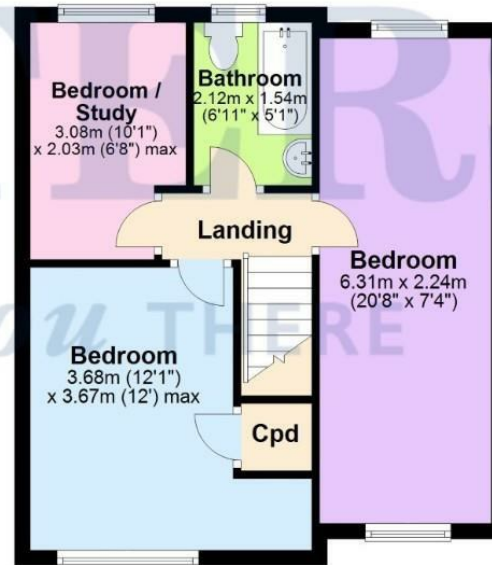
Ground Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.4 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.



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		88
(69-80) C	74	
(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

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