



## Berwyn Avenue, Middleton M24

- FREEHOLD
- CLOSE TO MILLS HILL TRAIN STATION
- IDEAL FOR A YOUNG FAMILY
- WELL PRESENTED THROUGH
- QUIET CUL-DE-SAC
- CLOSE TO LOCAL SCHOOLS
- PLEASANT GARDENS
- EPC RATING - C

Offers In Excess Of £205,000



Hunters are pleased to offer for sale this three bed semi detached situated on a quiet cul-de-sac on Berwyn Avenue in Middleton, just off Oldham Road. This well presented home offers an ideal retreat for a young family.

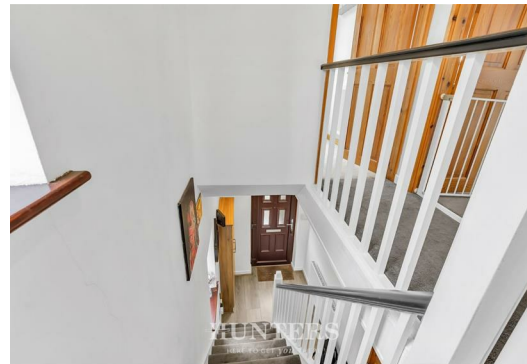
Upon entering, you are greeted by a welcoming hall seamlessly leading into the open plan lounge/dining room. The dining room boasts a cosy ambiance, enhanced by a living flame gas fire set within a stylish fireplace. The adjacent modern fitted kitchen is complete with built-in oven and hob, as well as an integrated fridge/freezer. Upstairs reveals three bedrooms, including two spacious doubles and a versatile box room, providing ample space for a growing family. The stylish bathroom exudes contemporary elegance with its smart four-piece suite, including a separate shower cubicle.

Outside, the property boasts well-tended gardens to both the front and rear. The beautiful rear garden features a manicured lawn with charming borders and a practical shed, ideal for storage.

Situated in a pleasant cul-de-sac, Berwyn Avenue enjoys a convenient location with easy access to local amenities, including Middleton Technology School and Elmwood Primary School. Commuting is made effortless with nearby transport links, including Mills Hill railway station, and quick access to major routes such as the M60/M62, connecting you to Manchester, Middleton, Chadderton, and Oldham centres.

Early viewing is highly recommended.

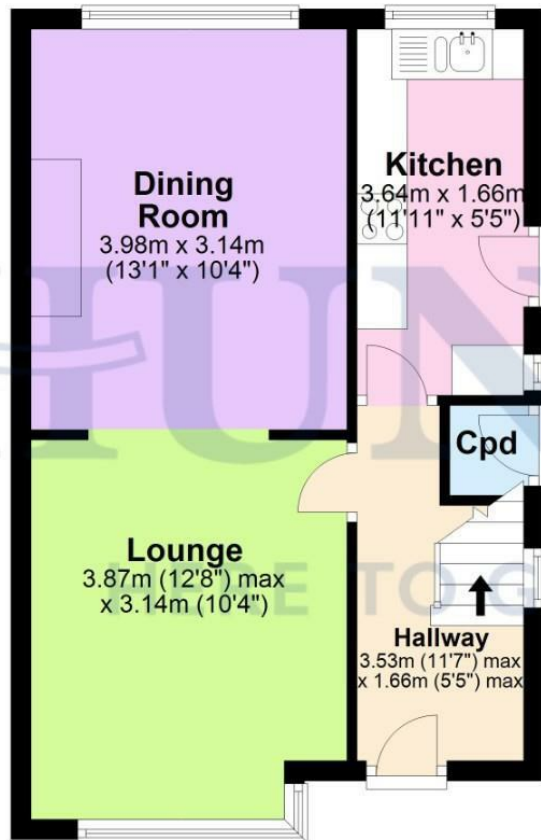
Tenure: Freehold  
Council Tax Band: B  
EPC: C





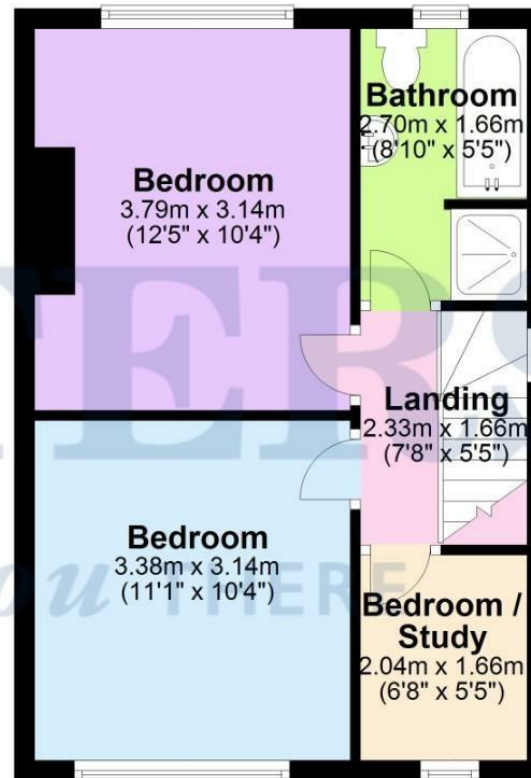
## Ground Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 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.

## 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) <b>A</b>			
(81-91) <b>B</b>			<b>83</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

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