



Tudor Grove, Middleton M24

- DESIRABLE LOCATION ON SILVER BIRCH ESTATE
 - FOUR WELL PROPORTIONED BEDROOMS
- GOOD SIZED WELL MAINTAINED REAR GARDEN
 - DOWNSTAIRS WC
 - TWO RECEPTION ROOMS
- PEACEFUL CUL-DE-SAC
 - OFF ROAD PARKING
- SPACIOUS AND BRIGHT THROUGHOUT
 - CONVENIENT EV CHARGER AVAILABLE
 - EPC RATING - C

Offers In Excess Of £280,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are thrilled to present this charming four bedroom semi detached house, nestled on a quiet and peaceful cul-de-sac within the sought after Silver Birch Estate on Tudor Grove in Middleton. Boasting ample space and a wealth of features, this property is the perfect family home and ideal for those seeking a forever home in a highly desirable area.

Upon entering, you'll be welcomed by a porch that leads seamlessly into the spacious and bright dining room, setting the stage for comfortable living. This property offers the added benefit of an additional reception room, currently utilised as a lounge. The well appointed kitchen boasts generous proportions and features patio doors that open onto the meticulously maintained rear garden, creating an effortless flow between indoor and outdoor living spaces and to complete the downstairs is a useful utility room/downstairs WC. Upstairs, you'll find four well proportioned bedrooms, each offering ample space and comfort. The modern family bathroom features contemporary fixtures including a WC, shower over bath, and hand wash basin.

Externally, the property offers convenience and practicality with a double driveway to the front, providing ample parking space for multiple vehicles. The rear garden is fully enclosed and complete with a patio, lawn, and storage shed, providing the perfect setting for outdoor enjoyment, especially for larger families.

Situated in the highly regarded Silver Birch area of Middleton, this home is conveniently located for access to local shops, amenities, Middleton town centre, and transportation links. The property also offers easy access to the M60 motorway network, enhancing its appeal further.

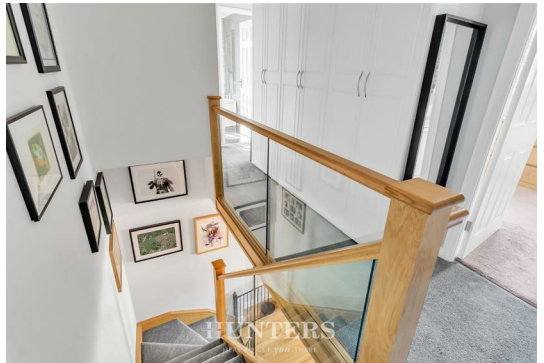
Viewing is highly recommended to truly appreciate the wonderful property on offer.

Tenure: Leasehold – 965 years remaining

Ground Rent: £50 per annum, payable in equal instalments in March and September

EPC Rating: C

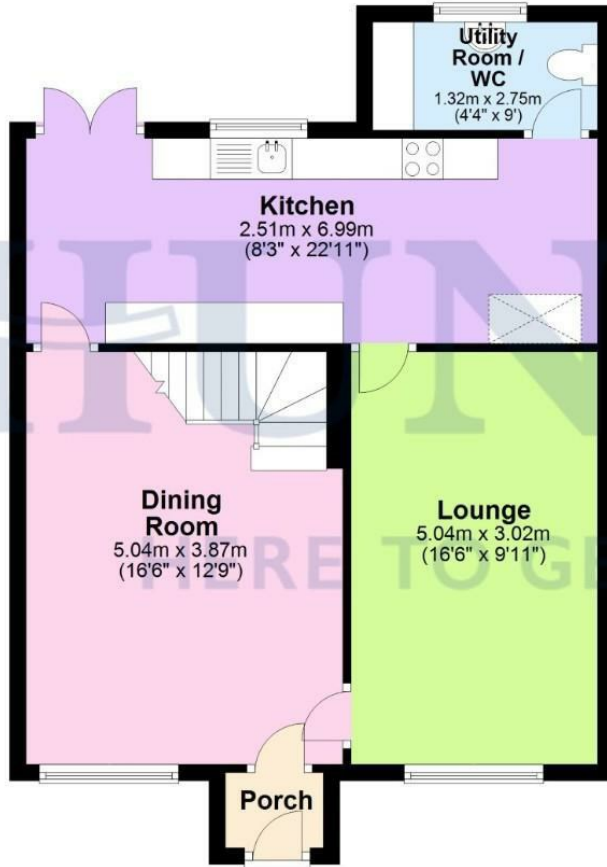
Council Tax Band: C





Ground Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



Total area: approx. 112.4 sq. metres (1209.7 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			<div style="text-align: center;"> 84 </div>
(81-91) B		<div style="text-align: center;"> 73 </div>	
(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

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