



## Dauids Farm Close, Middleton M24

- FREEHOLD
- SPLIT LEVEL PROPERTY
- UNIQUE OPPORTUNITY
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- QUIET CUL-DE-SAC
- FIVE WELL PROPORTIONED BEDROOMS
  - STUDY ROOM
- GARDEN/OUTDOOR ENTERTAINING AREA
  - EPC RATING - C

Offers In The Region Of £375,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters introduce a remarkable opportunity situated on a quiet cul-de-sac on Davids Farm Close, just off the Grimshaw Lane, this unique and exquisite five bedroom split level detached bungalow. Meticulously modernised to adapt to the current owners requirements, this property is suitable for a growing family seeking unparalleled charm and comfort.

Entering up the steps to the side entrance, you're greeted by the inviting ground floor hallway, leading you into the expansive lounge. Adjacent lies the well appointed kitchen/dining area. Three generously proportioned bedrooms await, with the master suite boasting the luxury of an en-suite and grants access to the low maintenance rear garden, adorned with astroturf for effortless upkeep. A charming seating area with an additional pergola, makes the perfect garden for a growing family. A conveniently located shower room caters to the needs of family.

Downstairs to the lower ground floor, where an office/study awaits accompanied by two additional spacious bedrooms, one of which boasts its own en-suite. A spacious store room offers ample storage solutions, ensuring every necessity finds its place with ease. The downstairs bedroom at the front of the house leads out to the off road parking.

To the front of the property, a large driveway offers ample off road parking, adding to the convenience and appeal of this remarkable home.

Nestled in a peaceful cul-de-sac just off Grimshaw Lane on a neighbourhood watch, this property offers close proximity to local amenities, coupled with easy access to bus, train, and motorway links, ensures that daily life flows seamlessly. Manchester City Centre is within approximately 7 miles.

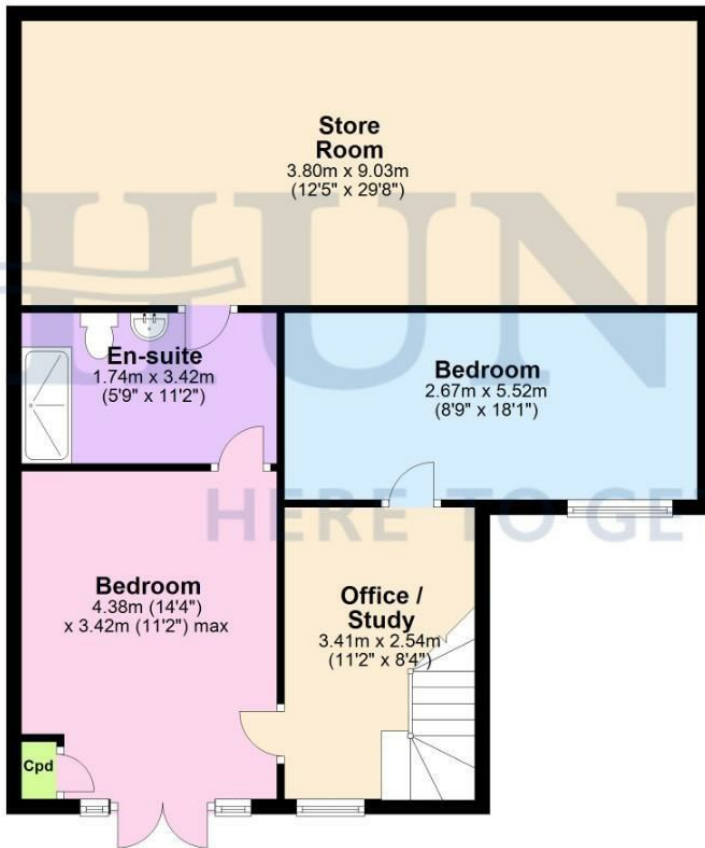
This property is truly unique and is not one to be missed.

Tenure: Freehold  
Council Tax Band: C  
EPC: C

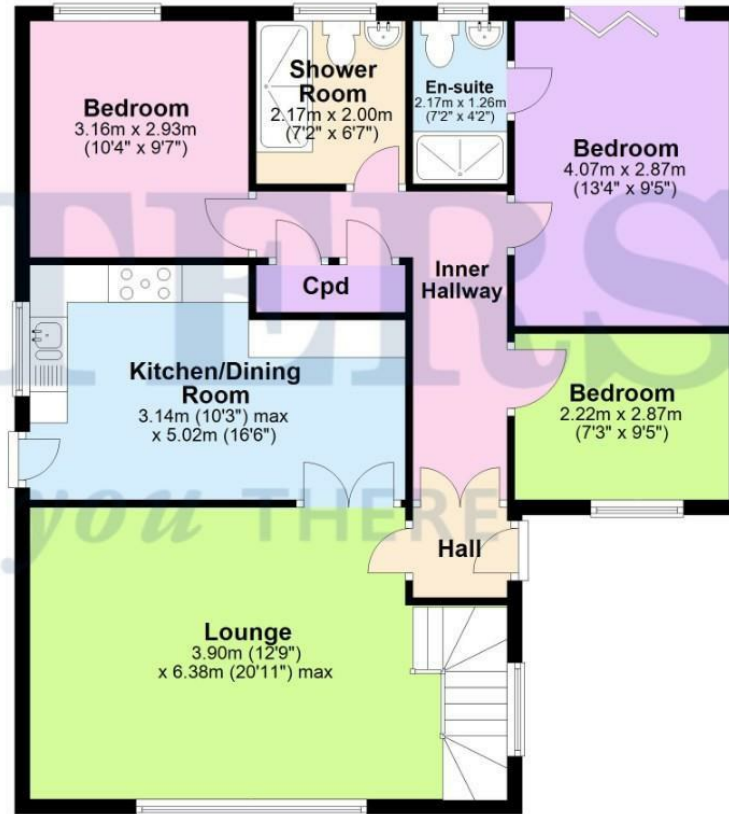




**Lower Ground Floor**  
Approx. 81.9 sq. metres (882.0 sq. feet)



**Ground Floor**  
Approx. 85.3 sq. metres (917.9 sq. feet)



Total area: approx. 167.2 sq. metres (1799.9 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>			
(69-80) <b>C</b>		73	81
(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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