



Greenhill Road, Middleton, Manchester

- FREEHOLD
- DECEPTIVELY SPACIOUS LARGE PLOT
- LARGE WORKSHOP/WELL MAINTAINED FRONT & REAR GARDENS
- IMMACULATELY PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- UNIQUE OPPORTUNITY
- POTENTIAL FOR FIVE BEDROOMS
- IDEAL FOR A GROWING FAMILY
- CLOSE TO MILLS HILL TRAIN STATION
- USEFUL UTILITY ROOM

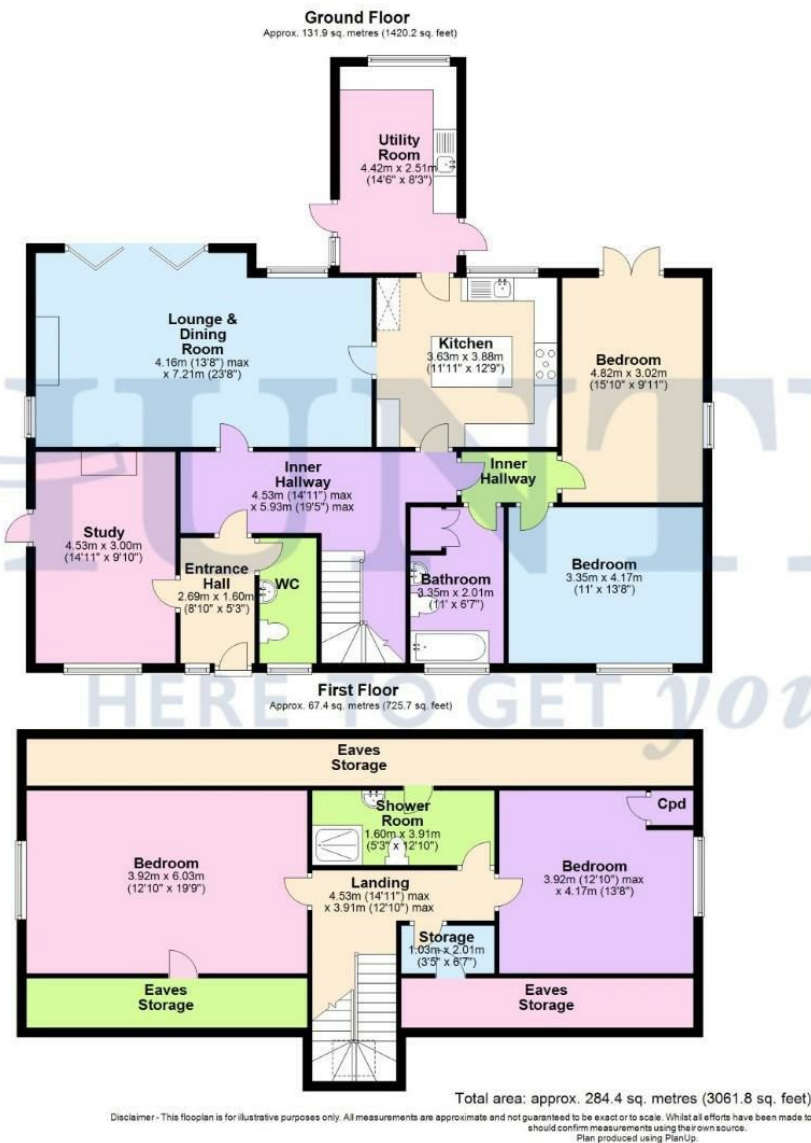
Offers In Excess Of £375,000



Hunters proudly present a very deceptively spacious four bedroom detached property on Greenhill Road in Middleton. Set on a generous sized plot on a private drive adjacent to St Gabriel's Church, this characteristic property is a unique opportunity for a growing family and is immaculately presented throughout.







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			82
(69-80) C	69		
(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

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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