



Towncroft Avenue, Middleton M24

- GRADE II LISTED
- GARAGE & OFF ROAD PARKING
- LARGE LAWNED GARDEN WITH INDIAN STONE PATIO AREA
- EXCELLENT LOCATION FOR LOCAL AMENITIES
- RARE OPPORTUNITY
- DESIGNED & BUILT BY LOCAL ARCHITECT EDGAR WOOD
- MANY ORIGINAL CHARACTER FEATURES
- EXPANSIVE PLOT
- WELL PRESENTED THROUGHOUT
- IDEAL FOR A GROWING FAMILY

Offers In Excess Of £425,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present a truly remarkable Grade II listed four bedroom detached property, meticulously crafted by the popular local architect, Edgar Wood. Situated on an expansive plot on Towncroft Avenue in Middleton, this pre-war gem, constructed in 1901, presents a rare opportunity to own a piece of architectural history. Boasting an abundance of original character features, this home offers plenty of space, perfectly suited for a growing family.

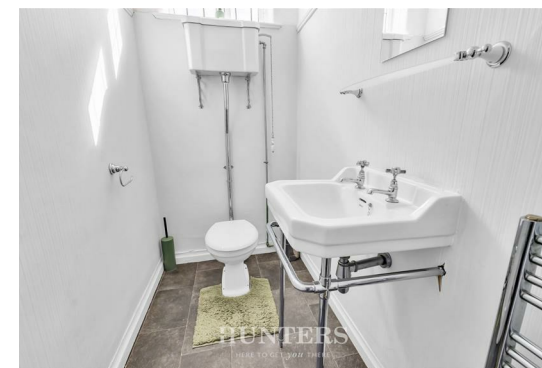
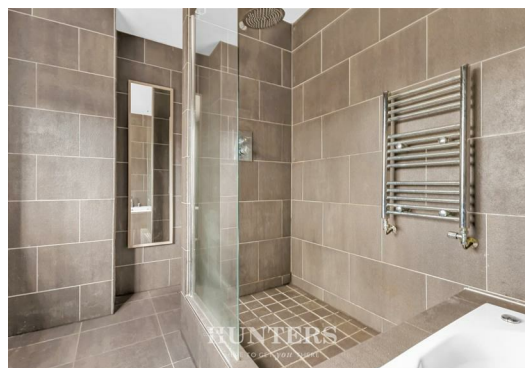
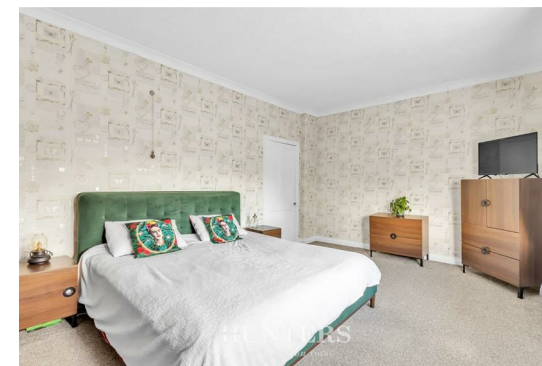
Step through the entrance hallway, a spacious WC and cloakroom offer convenience, while the bright inner hallway beckons you further. Leading into the dining room, adorned with character features or relax in the capacious lounge, flooded with natural light from the bay window overlooking the beautifully landscaped rear garden. The well-appointed kitchen with plentiful storage options and utility room cater to the demands of modern living, while the adjacent office/gym provides a workspace with garden access. An attached garage completes the ground floor. Upstairs discovers four generously sized bedrooms, each exuding its own unique charm. The master and second bedrooms boast bay windows, flooring the rooms with natural light. A family bathroom, complete with a separate WC, completes the first floor.

Outside, the property sits majestically on a large plot, offering ample space for families to enjoy. One of the main standout features of this property is the rear lawned garden, complete with an Indian stone patio area, perfect for alfresco dining and entertaining. Rear garden can also be accessed by the double gates at the side of the property. Private off street parking, capable of accommodating multiple vehicles, adds to the appeal of the property.

Conveniently located off Rochdale Rd (A664), Towncroft Avenue provides easy access to an array of local amenities, including Middleton Parish C of E Primary School. Middleton town centre, with its diverse range of shops and facilities, is just a short distance away. For commuters, Manchester, Rochdale, and Oldham centres are within easy reach, while the North West motorway network is a mere stone's throw away.

This property is truly a sight to behold and can only be fully appreciated through internal inspection.

EPC: Exempt





Ground Floor
Approx. 132.2 sq. metres (1422.6 sq. feet)



First Floor
Approx. 81.2 sq. metres (874.2 sq. feet)




Total area: approx. 213.4 sq. metres (2296.8 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.

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

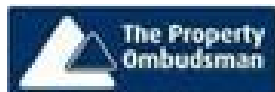
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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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