



Guildford Grove, Middleton M24

- FREEHOLD
- THREE DOUBLE BEDROOMS
- LARGE REAR CONSERVATORY/BAR
- GATED DOUBLE DRIVEWAY
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- DOUBLE ATTIC ROOM WITH EN-SUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
 - EXTRA RECEPTION ROOM
- IDEAL FOR A GROWING FAMILY
 - COUNCIL TAX BAND - A

Price £260,000

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HERE TO GET *you* THERE

Hunters proudly present this exceptional extended three double bedroom semi detached home located on Guildford Grove in Middleton. This thoughtfully maintained and tastefully presented property offers an ideal family home for both first time buyers and growing families, enhanced by a third double bedroom/attic room with its own en-suite.

As you step through the front door, you're welcomed by a spacious, bright, and inviting hallway, featuring convenient understairs storage. The hallway leads into a spacious lounge, where french doors open seamlessly into a conservatory/bar area. This versatile space is perfect for family gatherings and entertaining, offering views of the beautifully landscaped rear garden from the raised decking area. The ground floor also includes a well appointed kitchen/dining room with additional access to the rear garden through french doors, and an extra reception room currently used as a sitting room.

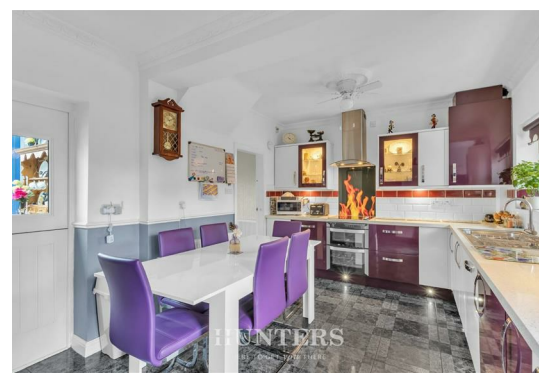
The first floor accommodates two double bedrooms, each thoughtfully designed with fitted wardrobes. A modern family bathroom on this level is well appointed, featuring a WC, hand wash basin, and a shower over the bath. The second floor reveals a double bedroom/attic room, illuminated by Velux windows and complete with its own en-suite featuring a WC and hand wash basin.

The front of the house boasts a gated double driveway. At the rear, a meticulously maintained landscaped garden offers a perfect space for outdoor activities, complemented by a patio area ideal for family enjoyment.

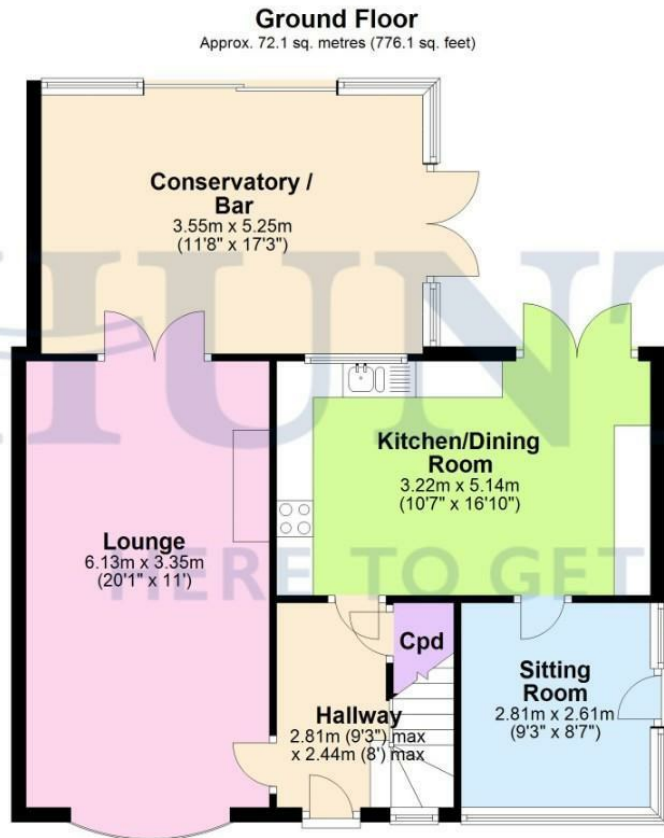
Situated in close proximity to Middleton Town Centre, this property is well connected to a host of local amenities, shops, and excellent transport links. The presence of good schools and colleges further enhances its appeal as a family friendly locale.

An early viewing is highly recommended to fully appreciate the exceptional quality and value of this property.

Tenure: Freehold
EPC Rating: C
Council Tax Band: A



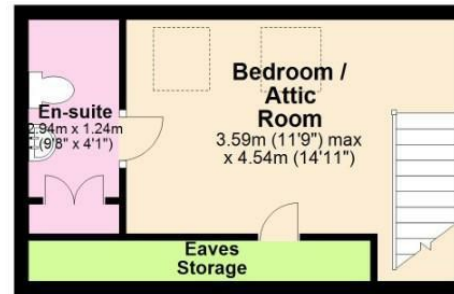




First Floor
Approx. 36.1 sq. metres (388.2 sq. feet)



Second Floor
Approx. 18.0 sq. metres (193.5 sq. feet)



Total area: approx. 126.1 sq. metres (1357.8 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			87
(81-91) B			
(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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