



## Grimshaw Lane, Middleton M24

- DOUBLE REAR EXTENSION
  - BUILT IN 1887
- NEWLY FITTED FAMILY BATHROOM
- RECENTLY LANDSCAPED PRIVATE REAR GARDEN
  - CLOSE TO MILLS HILL TRAIN STATION
- CHARACTERISTIC PROPERTY
  - NEW ROOF & CHIMNEY
- FOUR WELL PROPORTIONED BEDROOMS
  - CLOSE TO LOCAL AMENITIES
    - EPC - C

Price £200,000



Hunters proudly present for sale this extended, well presented, and spacious four bedroom end of terrace family home situated on Grimshaw Lane in Middleton. Built in 1887 and having had only two owners, this charming property has been in the same family for many years. It is ideal for first time buyers or a growing family seeking a spacious home spread across three floors.

An early inspection is highly recommended to appreciate the over 1100 square feet of living space. The entrance vestibule welcomes you into a cosy and characteristic lounge area featuring a focal point gas fire. The dining room, perfect for family gatherings, benefits from a log burner and useful understairs storage. French doors from the dining room lead into the open plan kitchen/breakfast room, and further french doors open out to the recently landscaped private rear garden, providing an indoor/outdoor living experience.

Stairs lead up from the dining room to a landing that opens to the master bedroom with fitted wardrobes, a second and third bedroom, with the third currently utilised as a workspace. The first floor is completed by a newly fitted family bathroom, featuring a walk in shower, bath, WC, and hand wash basin. The second floor reveals a versatile bedroom/attic room with Velux windows, filling the space with natural light.

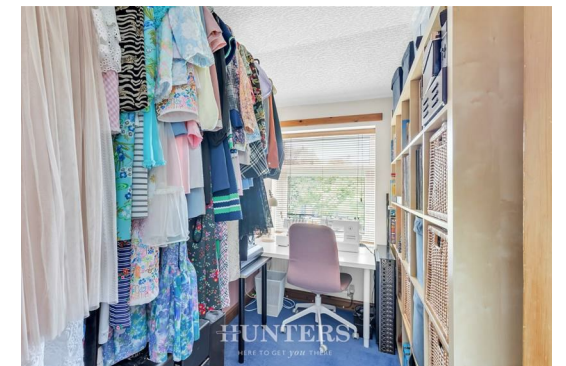
Externally, the property offers on street parking to the front and a recently well maintained landscaped private garden to the rear. This garden features a patio area, artificial grass with sleeper borders, built in lights and a newly added shed for storage.

Additional benefits include a brand new roof and chimney, ensuring the property is in good condition.

Conveniently situated for access to Middleton town centre and its range of shops and facilities, transport links, and wellpositioned for access to the M60 motorway network and Mills Hill train station, this property is perfectly located.

Viewing is highly recommended to truly appreciate the accommodation on offer.

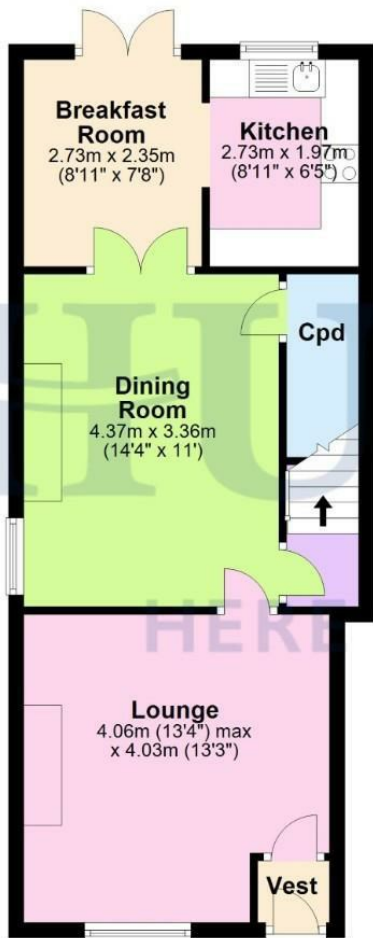
Tenure: TBC  
EPC Rating: C  
Council Tax Band: A





### Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



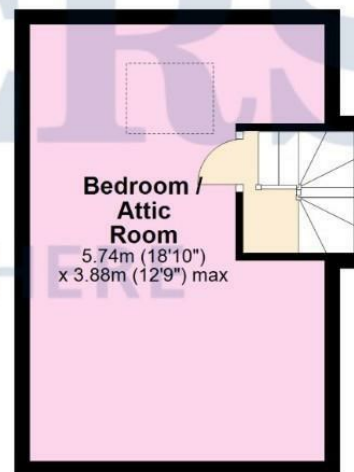
### First Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



### Second Floor

Approx. 22.9 sq. metres (246.6 sq. feet)



Total area: approx. 119.9 sq. metres (1291.0 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(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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