



## Horseshoe Lane, Middleton M24

- FREEHOLD
- SET ON AROUND A QUARTER OF AN ACRE
  - IDEAL FOR A GROWING FAMILY
  - PEACEFUL CUL-DE-SAC
- LARGE GATED DRIVEWAY FOR OFF ROAD PARKING
- NO CHAIN
- TWO OUTDOOR BUILDINGS
- IMMACULATLY PRESENTED THROUGHOUT
  - UNIQUE OPPORTUNITY

Offers Over £665,000

**HUNTERS®**  
HERE TO GET *you* THERE

Occupying a great position, Hunters proudly present a unique and immaculately maintained four bedroom detached family home situated on Horseshoe Lane. This charming residence, set on around a quarter of an acre, offers potential for additional ground floor bedrooms and is nestled in a quiet cul-de-sac with just five uniquely built properties. The home is ideal for a growing family or those seeking a distinctive property in a prime location, with the added advantage of Foxdenton Riding School at the top of the lane.

Upon entering through the porch, you are welcomed by a spacious hallway leading to an office, which can be utilised as a bedroom. The hallway further extends into a large lounge featuring a modern fireplace, with French doors opening into an expansive conservatory that provides access to the rear garden. The ground floor also includes a kitchen/breakfast room, a snug area that can serve as another bedroom, a versatile games/sitting room and a downstairs WC, for added convenience.

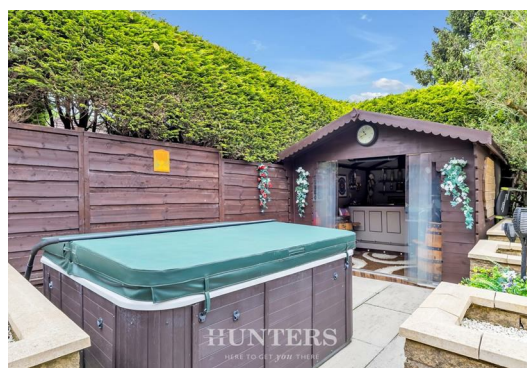
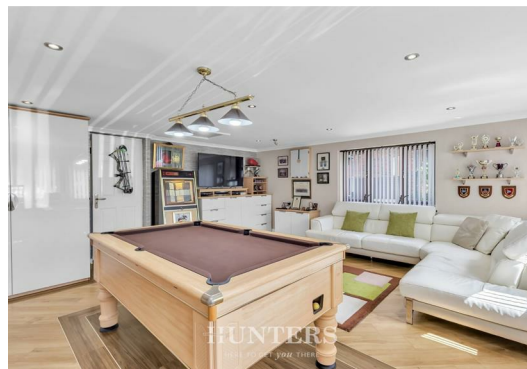
The first floor comprises four double bedrooms, with the master bedroom boasting its own en-suite for added convenience. A family bathroom equipped with a WC, bath, and hand wash basin completes the upper level.

Outside, the front of the property features double gates leading to a driveway with ample parking for several vehicles, surrounded by privet hedges for added privacy. The expansive rear garden includes a large patio area, a tastefully decorated outside bar named the "Horseshoe Inn", and a pathway leading to a spacious summerhouse. This unique garden is perfect for family gatherings and entertaining guests.

Situated in a highly desirable area, this home is conveniently located for families and commuters alike, with the M60 motorway just one mile away. The property is also close to Foxdenton Park and offers access to countryside walks, making it even more appealing for families.

Early viewing is highly recommended to truly appreciate this remarkable home that is on offer.

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





## Ground Floor

Approx. 113.8 sq. metres (1224.7 sq. feet)



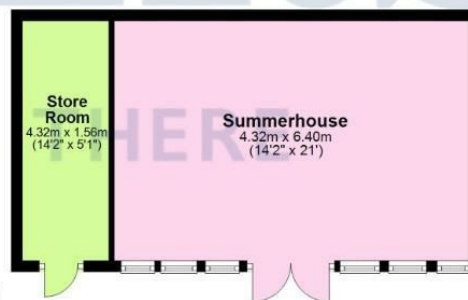
## First Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



## Outbuildings

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 220.8 sq. metres (2377.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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

## 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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>