

Wythburn Road, Middleton M24

- FREEHOLD
- OFF ROAD PARKING
- MODERN BATHROOM WITH WALK IN SHOWER
- RECENTLY FITTED WINDOWS & DOORS
- NO CHAIN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY

Price £210,000

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HERE TO GET *you* THERE

Hunters proudly present this beautifully presented three bedroom mid terraced family home situated on Wythburn Road in Middleton. Meticulously maintained and thoughtfully enhanced by its current owners, this property offers spacious living areas, an impeccably low maintenance patio area and convenient off road parking. With its added benefit of being offered with no chain, this property is ideal for first time buyers or a growing family.

Upon entry, you are greeted by a porch leading into the hallway. The open plan lounge, kitchen, and dining room creates an inviting and cosy ambiance, perfect for relaxation. The stylish and functional kitchen/dining room features french doors that provide seamless access to the rear patio area, creating a seamless indoor/outdoor living experience.

Upstairs, you will find three generously proportioned bedrooms, with the second and third bedrooms benefiting from fitted wardrobes. A well appointed modern shower room completes the accommodation, boasting a WC, walk in shower, and hand wash basin.

Outside, the property offers a delightful rear patio area with its own bar called the "Besties Bar," providing ample space for outdoor enjoyment and entertaining guests. To the front, an enclosed double driveway enhances the property's curb appeal and offers added convenience.

Situated on Wythburn Road and close to Middleton Town Centre, residents benefit from easy access to local amenities, including shops, schools, and transport links.

Viewing is highly recommended to fully appreciate all that this property has to offer.


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





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.

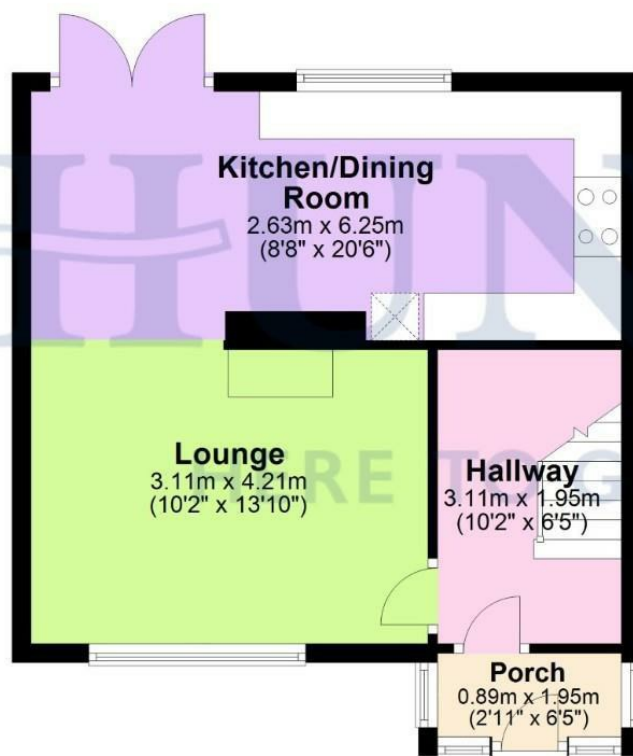
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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

Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 81.8 sq. metres (880.9 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.



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