



Windermere Road, Middleton M24

- NO CHAIN
- FANTASTIC OPPORTUNITY
- EXPANSIVE REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- USEFUL STORE ROOM
- EPC RATING - C

Asking Price £190,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present a fantastic opportunity to purchase this charming and spacious three bedroom semi detached house on Windermere Road in Middleton, offered with no onward chain. This property has been recently refurbished with brand new flooring and boasts many desirable features, such as spacious rooms and an expansive garden, making it an ideal starter home for first time buyers or a perfect choice for a growing family.

Upon entering, you'll find a welcoming hallway that leads into a generously proportioned kitchen, complete with convenient understairs storage. The hallway also provides access to the spacious lounge. Additionally, the ground floor includes a useful storeroom. Upstairs, the first floor landing leads to two double bedrooms and a versatile third bedroom, perfect for an office or child's bedroom. The property also features a well appointed bathroom and a separate WC.

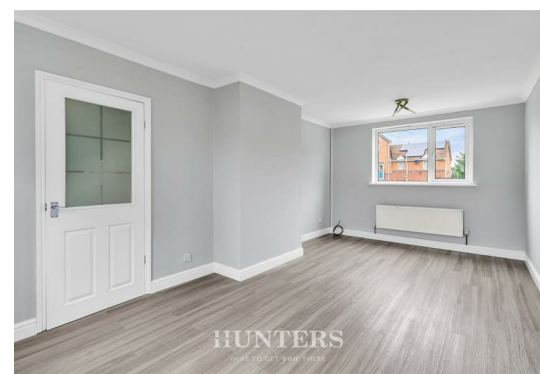
Outside, the property greets you with a generously sized front lawned garden area and offers on road parking.

The main feature is the expansive rear garden and patio area, which create an inviting outdoor space for families to enjoy. This area is easily accessible from the side of the house.

Located within a sought after residential neighbourhood, Windermere Road offers convenient access to various local amenities, including shops, schools, and transport links, with the M60 motorway network in close proximity. Manchester City Centre is approximately 6 miles away.

Viewing is highly recommended to fully appreciate the size and features of this property.


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





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.

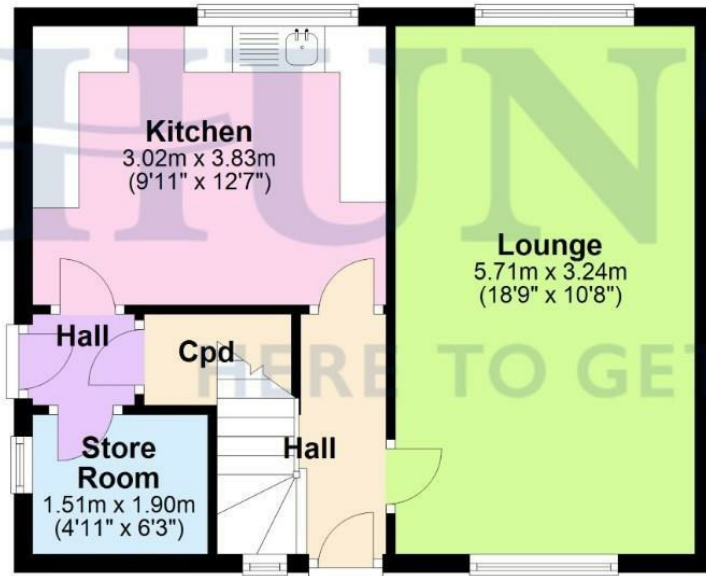
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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

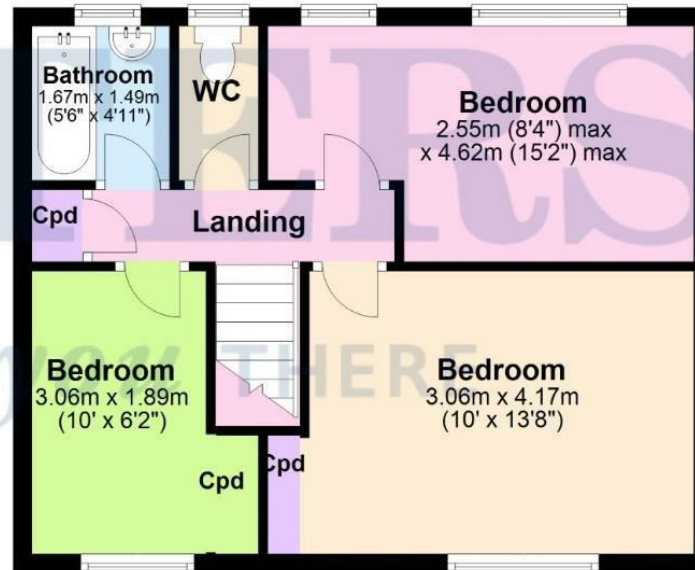
Ground Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Total area: approx. 81.9 sq. metres (881.2 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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