



Lime Gardens, Middleton M24

- NO CHAIN
- SITUATED ON A GENEROUS PLOT
- INTEGRAL DOUBLE GARAGE & OFF ROAD PARKING
- PRIVATE BEAUTIFULLY PRESENTED REAR GARDEN
- FREEHOLD
- IDEAL FOR A GROWING FAMILY
- CONSERVATORY
- IN NEED OF SOME MODERNISATION

Price £459,950

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to offer this expansive four bedroom detached family home, situated on a generous plot in the sought after area of Lime Gardens, Middleton. With the added benefit of no onward chain, this property presents the perfect opportunity for a growing family to create their dream home through some renovation work.

As you step into the property, you are welcomed by a bright and spacious hallway that includes a convenient downstairs WC. The well proportioned kitchen offers ample space. The spacious and light filled lounge features sliding doors that lead into an extended conservatory, which is bathed in natural light. French doors from the conservatory open onto the beautifully presented, private lawned garden – an ideal space for relaxation and outdoor entertainment.

The ground floor is further enhanced by an additional reception room, currently used as a sitting room, with additional French doors providing seamless access to the conservatory. An integral double garage, accessible from this level, offers ample storage space and potential for further development.

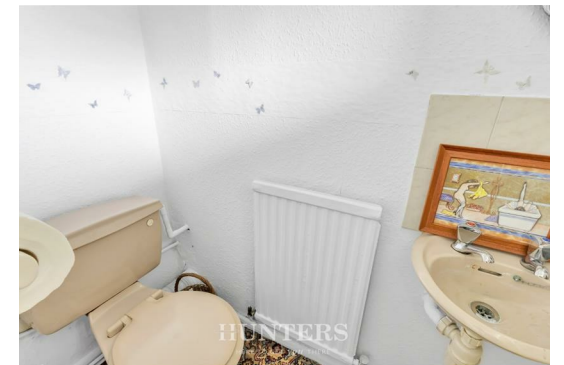
Upstairs, the landing leads to four well proportioned bedrooms. The second bedroom boasts an en-suite, providing added privacy and convenience, while the third bedroom includes extensive storage solutions. A family bathroom completes the first floor, ensuring ample facilities for the entire household.

Externally, the property features off road parking for multiple vehicles and a well maintained lawned garden at the front, enhancing the home's curb appeal. The integral double garage adds further practicality. To the rear, a beautifully presented private garden offers a perfect space for families to enjoy.

Lime Gardens in Middleton is a highly desirable area located close to local amenities, including shops, Middleton Town Centre and reputable schools such as Middleton Technology School and Cardinal Langley RC High School, making it an ideal setting for family life. Heaton Park is a short drive away which provides beautiful green spaces, a golf course, and family friendly attractions. The area is well served by public transport, with regular bus services and nearby train stations providing easy access to Manchester city centre and other surrounding areas. For those commuting by car, the M60 motorway is within easy reach, offering convenient links to the wider motorway network.

Don't miss the opportunity to make it your own.

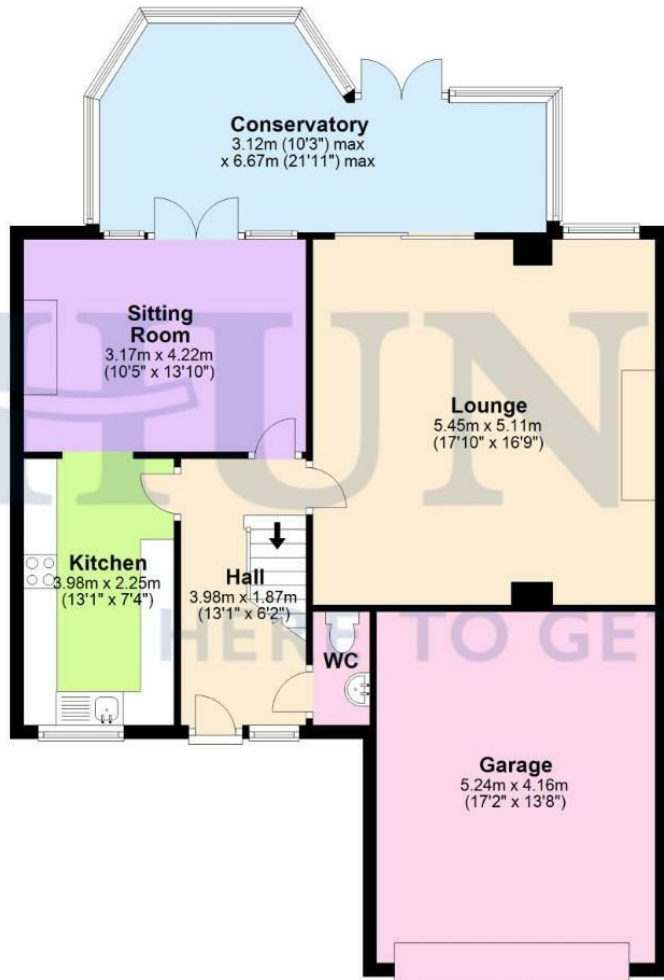
Tenure: Freehold
EPC Rating: E
Council Tax Band: E





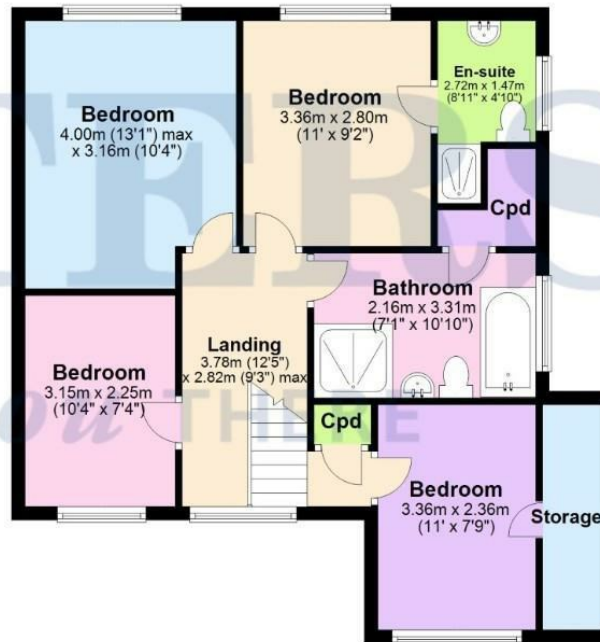
Ground Floor

Approx. 100.1 sq. metres (1077.7 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.5 sq. feet)



Total area: approx. 159.8 sq. metres (1720.2 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.

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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	53	
(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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