



Towncroft Avenue, Middleton M24

- WELL PRESENTED THROUGHOUT
 - DESIRABLE LOCATION
- OFF ROAD PARKING & DETACHED GARAGE
 - FAR REACHING VIEWS
- CLOSE TO MIDDLETON TOWN CENTRE
- REAR SINGLE STOREY EXTENSION
 - HEAD OF A QUIET CUL-DE-SAC
 - IDEAL FOR A GROWING FAMILY
- BEAUTIFULLY PRESENTED PRIVATE REAR GARDEN
 - ELEVATED PLOT

Asking Price £260,000

HUNTERS[®]
HERE TO GET *you* THERE

Situated in the heart of a highly desirable area, Hunters proudly present this immaculately presented three bedroom semi detached home which is perfectly positioned on an elevated plot at the head of a quiet cul-de-sac on Towncroft Avenue in Middleton.

Boasting a single storey rear extension, far reaching views, and a beautifully private elevated garden, this property offers an ideal setting for a growing family, ready to move into and enjoy.

Upon entering through the porch, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The bright sitting room captures stunning far reaching views, providing a serene backdrop for relaxation. The cosy lounge/dining room, featuring a charming log burner, creates a warm and inviting atmosphere. French doors open out to the expansive private garden, which is immaculately landscaped with a lawn, patio area, and decking, perfect for outdoor gatherings and family enjoyment. The ground floor is completed by a modern galley kitchen, fully equipped with high quality features and a breakfast bar, ideal for casual dining.

Upstairs, you will find two generously sized double bedrooms, both with high quality fitted wardrobes that offer ample storage space. The third bedroom is versatile, serving as a comfortable office or a child's bedroom, adapting easily to your family's needs. The recently fitted modern bathroom includes a shower over the spa bath, WC, and hand wash basin, all finished to a high standard.

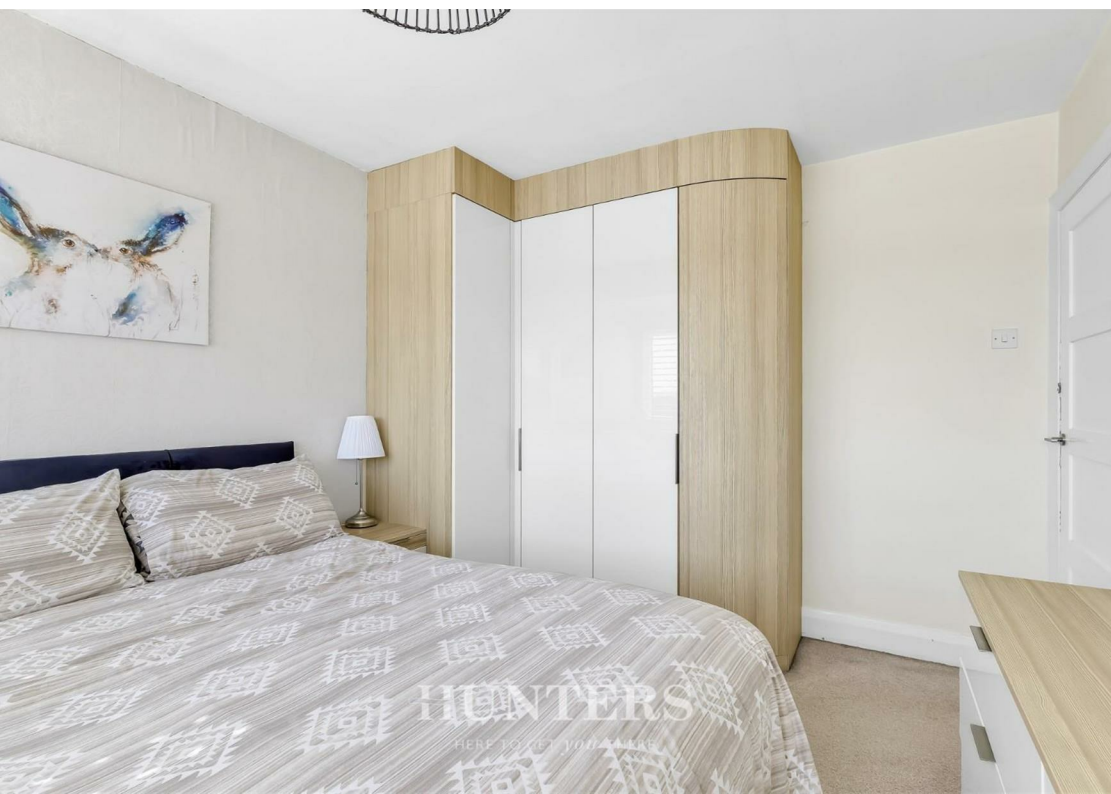
Externally, the property continues to impress. The front of the house features an elevated driveway leading to a detached garage, providing convenience and additional storage options. The rear garden is a true highlight, offering an expansive, beautifully maintained space that is both private and ideal for a family.

Towncroft Avenue in Middleton is a sought after location, known for its quiet, family friendly atmosphere. The area is well connected, with excellent transport links and close proximity to local amenities, including highly regarded schools, parks, and shopping facilities. The town centre of Middleton is just a short drive away, offering a wide range of shops, and services. Additionally, the area provides easy access to Manchester city centre, making it a convenient location for commuters.

This stunning property on Towncroft Avenue is a rare find, combining spacious living, modern comforts, and a prime location, making it the perfect home.

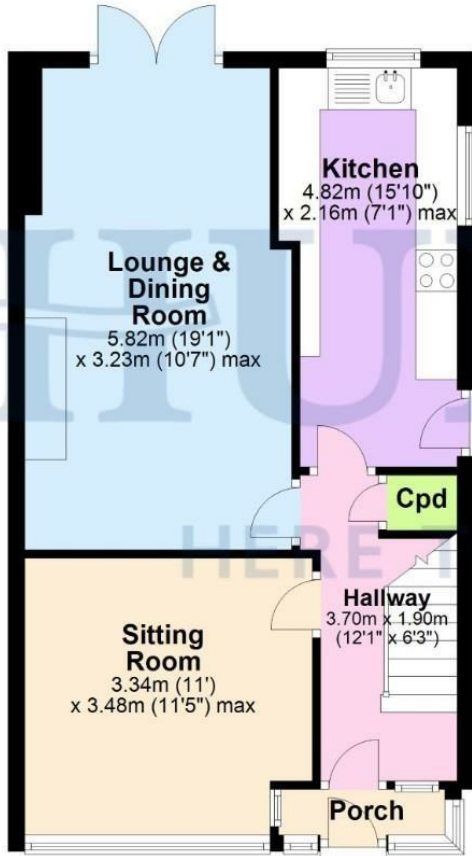
Tenure: Leasehold - 907 years remaining
Ground Rent: £3.75 per annum
EPC Rating: D
Council Tax Band: C





Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Outbuilding

Approx. 16.5 sq. metres (177.9 sq. feet)



Total area: approx. 100.1 sq. metres (1077.2 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.



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			83
(69-80) C		68	
(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

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