

## Gilwood Grove, Middleton M24

- SITUATED ON A QUIET CUL-DE-SAC
- IMMACULATLEY PRESENTED THROUGHOUT
- BEAUTIFULLY LANDSCAPED GARDENS
  - DOWNSTAIRS WC
- IDEAL FOR FIRST TIME BUYERS
  - OFF ROAD PARKING
- CLOSE TO COUNTRYSIDE WALKS
- CLOSE TO THE MOTORWAY NETWORK

Asking Price £200,000

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



Hunters are thrilled to present this immaculately presented three bedroom end of terrace situated on Gilwood Grove in Middleton. Nestled within a peaceful cul-de-sac, this beautifully presented property offers an excellent opportunity for professionals or a young family looking for their first home.

The ground floor of the house features a porchway with downstairs WC for added convenience. The cosy lounge area awaits, leading to the modern kitchen/diner with access through the French doors to the rear garden. Moving upstairs, you will find two well presented generously sized double bedrooms and a versatile third bedroom, ideal for a children’s bedroom or office, the modern bathroom has a three piece suite with a shower over the bath, catering to the needs of the household.

Outside, the beautifully landscaped tiered rear garden offers a pleasant retreat with patio and two lawned areas allowing for outdoor enjoyment. The front of the property features a well maintained garden adding kerb side appeal and a driveway, ensuring convenient parking options.

Gilwood Grove is a pleasant cul-de-sac found off Hazelhurst Drive on the nicely maturing and increasingly popular Gladewood estate built around 1999 by Taylor Wimpey Homes, situated on the outskirts of Middleton, close to open farmland and the Heywood border. This property is within close proximity to local schools, shops, and excellent transport links, including the motorway network. Additionally, Middleton Town Centre is nearby, providing a range of amenities and services for residents to enjoy.

This property is sure to attract considerable interest and a viewing is highly recommended.

Tenure: Leasehold – 968 years remaining  
Ground Rent - £70.00 per annum  
Council Tax Band - C



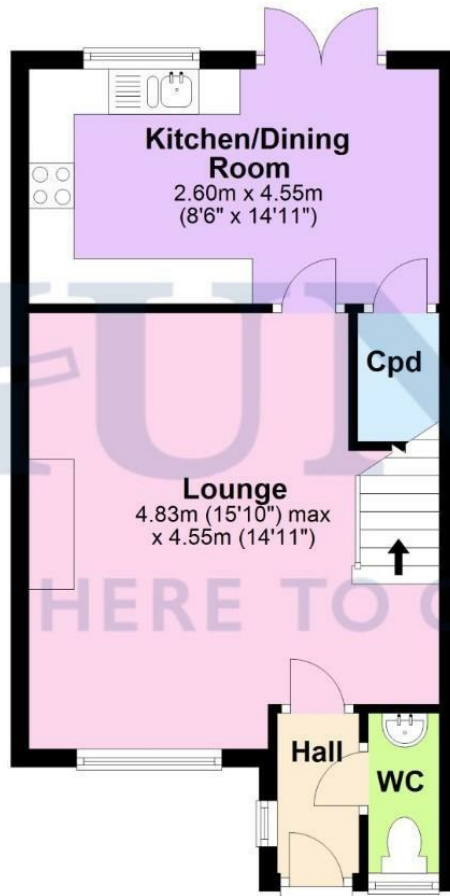






## Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 70.9 sq. metres (763.0 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>		<b>85</b>
(69-80) <b>C</b>	<b>69</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.



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