

## Archer Cottage, Sefton Road, Middleton M24

- FREEHOLD
- NO CHAIN
- LARGE PLOT
- DETACHED GARAGE WITH UNDER STORAGE
- UNIQUE PROPERTY IN DESIRABLE LOCATION
- AROUND 220 SQ METRES / 2400 SQ FT
- BRAND NEW KITCHEN, BOILER AND EN-SUITE
- LARGE PRIVATE REAR GARDEN
- MIXTURE OF MODERN AND TRADITIONAL
- CLOSE TO LOCAL AMENITIES

**Price £450,000**



Built in 1926 this unique property is around 220 square metres / 2400 square feet. Nestled in the heart of the sought-after Archer Park, this delightful 3-bedroom detached cottage offers a perfect blend of comfort, style and space. This freehold, no chain property is perfect for a growing family in search of ample space and comfort.

Situated on a peaceful cul-de-sac, the property boasts a serene, leafy suburb ambiance. As you approach the home, you'll be greeted by its unique architectural design, which stands out among the individually crafted properties on the street.

Upon entering, you'll be greeted by a modern and traditional features that create an inviting atmosphere. The expansive ground floor boasts a large hallway that flows seamlessly into two generous double bedrooms, including a master suite complete with a stylish en-suite bathroom.

The heart of the home is the newly fitted kitchen and a convenient utility room, perfect for everyday living. Adjacent to the kitchen, the separate dining room with doors that lead out to a charming balcony. To finish the spacious lounge, an open fire adds warmth and character.

Leading onto the first floor, you're greeted by another spacious double bedroom, office room and plenty of storage space which gives potential for rescoping.

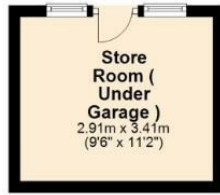
One highlight of the property is the spacious, landscaped rear gardens, which you can enjoy from the balcony. Beneath the balcony, there are additional storage options, complemented by more storage space below the detached garage. The rear garden also provides access to the cellar, adding to the property's versatility.

Tenure: Freehold  
Council Tax: Band F  
EPC: D

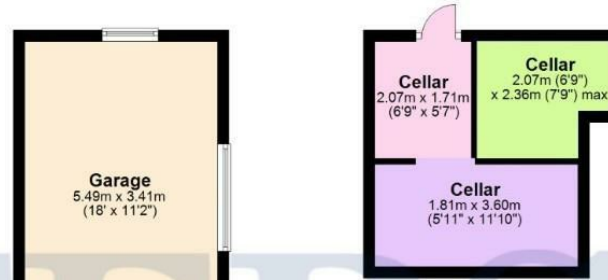




**Outbuilding**  
Approx. 9.9 sq. metres (106.7 sq. feet)



**Outbuilding**  
Approx. 33.7 sq. metres (363.3 sq. feet)



**Ground Floor**  
Approx. 134.6 sq. metres (1448.6 sq. feet)



Total area: approx. 219.2 sq. metres (2359.8 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.

**First Floor**  
Approx. 41.0 sq. metres (441.2 sq. feet)



## 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</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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