



## Manchester Old Road, Middleton, Manchester

- FREEHOLD
- IMMACULATE PRESENTED THROUGHOUT
  - GARDEN ROOM
  - ALL YEAR ROUND CONSERVATORY
  - LARGE DRIVEWAY
- EXECUTIVE FAMILY HOME
  - DETACHED GARAGE/GYM WITH EXTRA STORAGE
  - FOUR SPACIOUS DOUBLE BEDROOMS
  - MASTER BEDROOM WITH EN-SUITE AND STEAM ROOM
  - OVERLOOKING BOWLING GREEN

**£550,000**



Hunters are proud to present a stunning bespoke four double-bedroom detached family home on Manchester Old Road, Rhodes Middleton, measuring around 259 square metres / 2785 square feet. Thoughtfully designed by the current owners, this property showcases exceptional quality and craftsmanship throughout. Nestled in a desirable and convenient area, it features captivating views over Rhodes Bowling Green, making it perfect for a growing family.

Upon entry, prospective buyers will find a modern, spacious lounge complete with a stylish bar area, creating a warm and inviting atmosphere. Adjacent to the lounge is a versatile conservatory that can be enjoyed year-round. The ground floor also includes a generously sized contemporary kitchen equipped with new appliances, which leads to a practical utility area and a guest WC.

The first floor offers two spacious double bedrooms and a family bathroom. The master bedroom features a luxurious en-suite with a shower/steam room and opens onto a balcony with views of the bowling green.

On the second floor, there are two additional double bedrooms, both filled with natural light from Velux windows. One of these bedrooms includes a convenient dressing room.

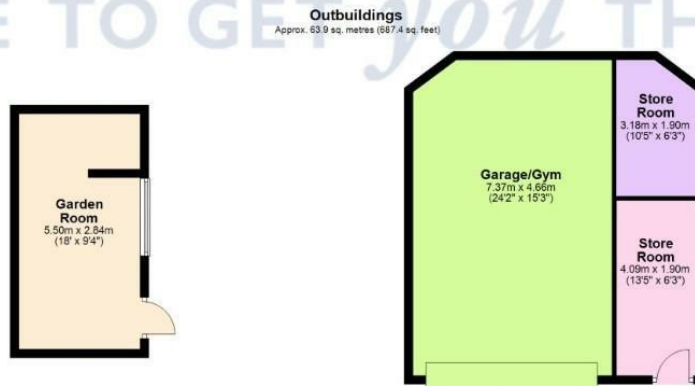
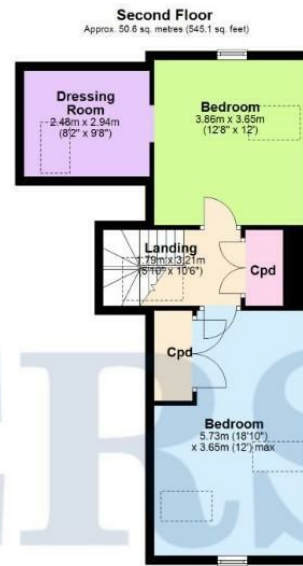
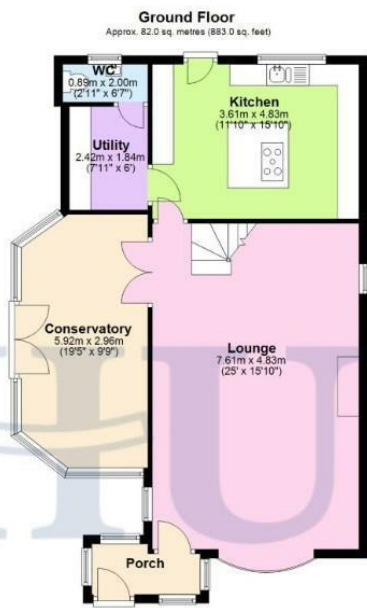
Outside, the property boasts a large driveway providing ample off-road parking, as well as a sizable, detached garage/gym with two storerooms and a renovated garden room, perfect for various uses and equipped with electricity. The low-maintenance rear and side gardens are elegantly designed with block paving.

Situated in a popular residential area, this home is conveniently close to Rhodes lodges, schools, local amenities, and motorway links.

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







Total area: approx. 258.8 sq. metres (2785.8 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 Planity.

## 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>		
(69-80) <b>C</b>	74	81
(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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