



Smithies Avenue, Middleton M24

- EXTENDED

- KITCHEN DINER WITH BI-FOLDING DOORS
- LARGE REAR GARDEN WITH RAISED DECKED AREA
- DESIRABLE LOCATION

- FULLY MODERNISED

- DRIVEWAY FOR TWO VEHICLES
- LUXURIOUS FEEL THROUGHOUT
- CLOSE TO LOCAL AMENITIES

Offers In Excess Of £275,000

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Hunters are thrilled to present this exquisite extended three bedroom semi-detached home on Smithies Avenue, Middleton, ideally located in a sought-after area perfect for growing families. Whether you're a first-time buyer or seeking more space, this property blends comfort, functionality, and a touch of luxury throughout.



Upon entering, you are greeted by a bright and spacious entrance hallway, which leads into the heart of the home, a stunning, newly extended open plan kitchen and dining area. Fitted with modern integrated appliances, this kitchen is designed for convenience and style. Bi-folding doors open to a fabulous composite decked area, overlooking a generous rear garden, ideal for entertaining or relaxing.



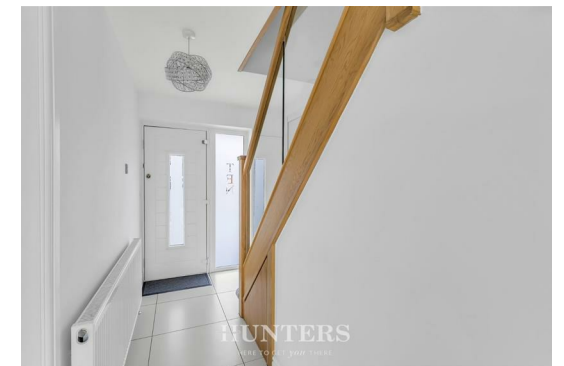
Completing the ground floor is a cosy, welcoming living room featuring a plush grey carpet and a bay window, flooding the space with natural light.



Upstairs, the first floor comprises two spacious double bedrooms and a versatile single bedroom or study, offering plenty of options for family or guests. A sleek, newly fitted family bathroom adds a touch of modern elegance to the upper level.

At the front, the property offers off-road parking on a stylish imprinted concrete driveway, enhancing its kerb appeal.

Situated in a highly desirable residential area, this home is close to top-rated schools, local amenities, and excellent transport links, including easy motorway access. Manchester City Centre is just a 25-minute drive away.



We highly recommend a viewing to fully appreciate the charm and appeal this stunning property offers.

Tenure: Leasehold - 934 years remaining
Ground Rent: Around £7.00 per annum
Council Tax Band: B



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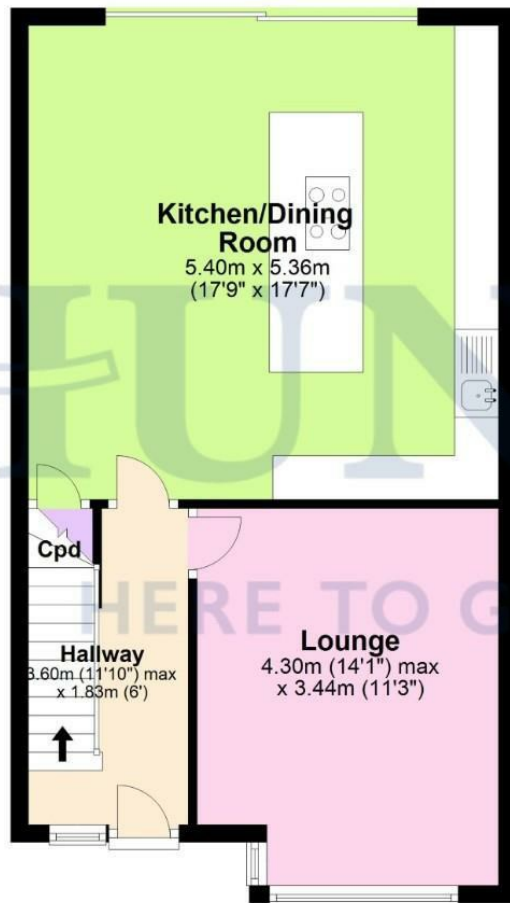
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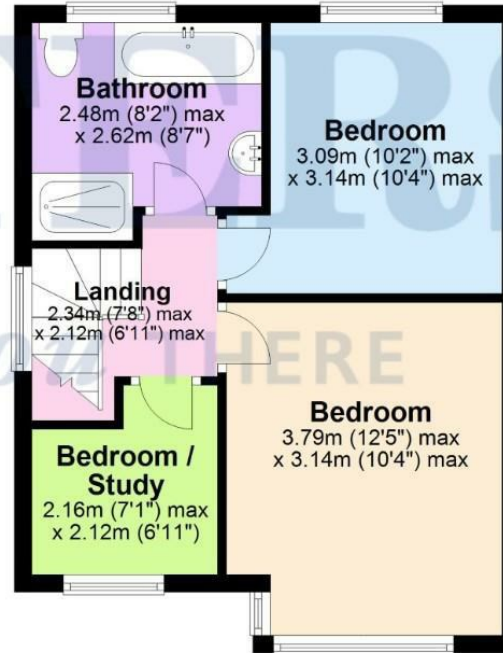
Ground Floor

Approx. 50.7 sq. metres (545.2 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 86.2 sq. metres (927.9 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			85
(81-91) B			
(69-80) C		65	
(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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