



## Lime Gardens, Middleton

- FREEHOLD
- SITUATED ON A GENEROUS PLOT
- INTEGRAL GARAGE & OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- RECENTLY RENNOVATED TO A HIGH STANDARD
- IDEAL FOR A GROWING FAMILY
- VERY SPACIOUS MASTER BEDROOM
- PRIVATE BEAUTIFULLY PRESENTED REAR GARDEN

**Asking Price £425,000**

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



Hunters are delighted to offer this expansive three-bedroom detached family home, situated on a generous plot in the sought after area of Lime Gardens, Middleton. With the added benefit of a Freehold, this property presents the perfect opportunity for a growing family to move into their dream home.

As you step into the property, you are welcomed by a bright and spacious hallway that includes a convenient downstairs WC. The extremely spacious open plan kitchen and living room has been renovated to a high standard. It is bathed in natural light and would be perfect for entertaining with the kitchen island being the center piece. Patio doors then lead out to a beautiful presented, private lawned garden ideal for outdoor space. The ground floor is further enhanced by a utility room and an integral garage offers plenty of space for storage of further development.

Upstairs, the landing leads to three well proportion bedrooms. The master bedroom is the whole width of the property and could be split into two bedrooms when also considering the en-suite. The second and third bedroom are also spacious and offer plenty of natural light. A family bathroom completes the first floor, ensuring ample facilities for the entire household.

Externally, the property features off road parking for multiple vehicles and a well maintained lawned garden at the front, enhancing the home's curb appeal. The integral garage adds further practicality. To the rear, a beautifully presented private garden offers a perfect space for families to enjoy.

Lime Gardens in Middleton is a highly desirable area located close to local amenities, including shops, Middleton Town Centre and reputable schools such as Middleton Technology School and Cardinal Langley RC High School, making it an ideal setting for family life. Heaton Park is a short drive away which provides beautiful green spaces, a golf course, and family friendly attractions. For those commuting by car, the M60 motorway is within easy reach, offering convenient links to the wider motorway network.

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

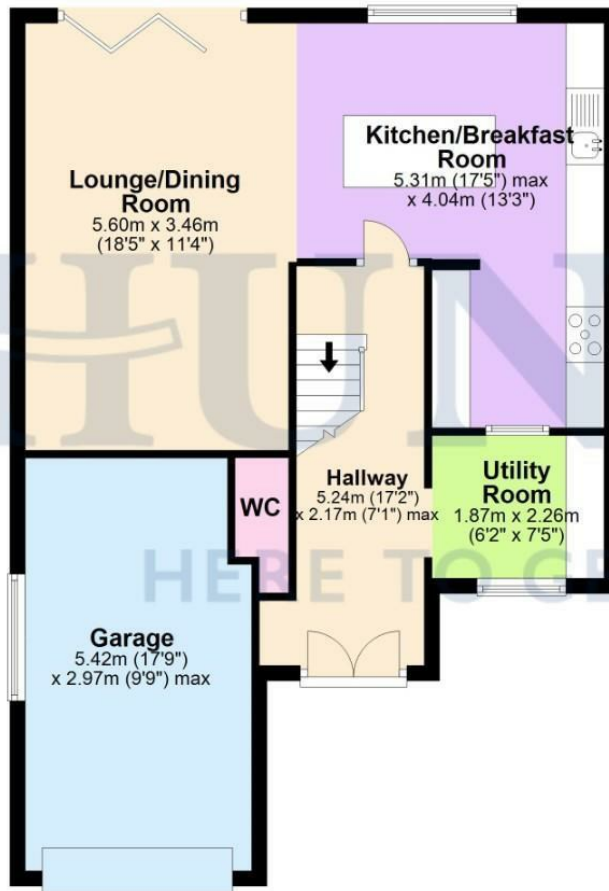






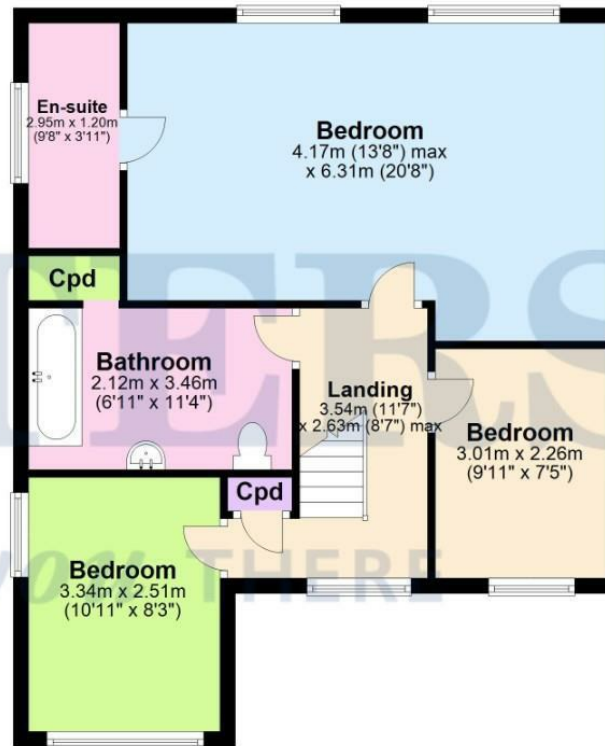
## Ground Floor

Approx. 69.3 sq. metres (746.4 sq. feet)



## First Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



Total area: approx. 129.7 sq. metres (1396.4 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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