



## Smithies Avenue, Middleton M24

- DETACHED TRUE BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED GARAGE/OFF ROAD PARKING
- SITUATED CLOSE TO LOCAL AMENITIES
- LARGE CORNER PLOT
- IDEAL FOR BUYERS LOOKING TO DOWNSIZE
- WELL PRESENTED GARDENS
- COUNCIL TAX BAND - B

Asking Price £260,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters proudly present this modern three bedroom true detached bungalow, ideally located on a larger corner plot on Smithies Avenue in the peaceful Middleton area, just off Rochdale Road. Perfect for those looking to downsize or seeking single level living, this property offers a serene retreat while maintaining convenient access to local amenities.

As you step into the bungalow, you are greeted by a welcoming porch that leads directly into the sleek, contemporary kitchen. The kitchen boasts modern finishes and ample storage, making it a perfect space for cooking. Adjacent to the kitchen is a cosy lounge, which features a charming bay window that floods the room with natural light, creating a bright and inviting atmosphere for relaxation.

The inner hallway connects you to three generously sized bedrooms, all well proportioned to accommodate a family and a bathroom is complete with a WC, a hand wash basin, and a shower over bath, providing functionality with a touch of modern.

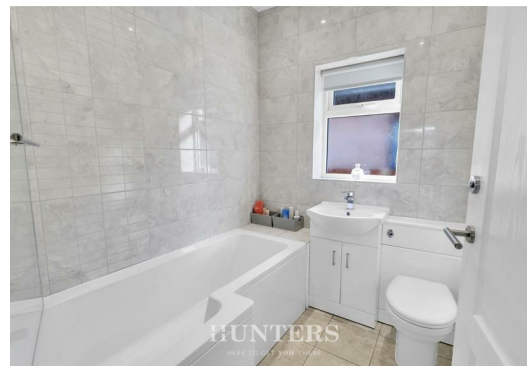
Externally, the property showcases a well maintained, paved front garden, offering easy upkeep and curb appeal. The side/rear garden is the true highlight, featuring both a patio and a lawned area, perfect for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. An additional detached garage/outbuilding provides valuable storage space and off road parking, ensuring practicality for any homeowner.

Smithies Avenue is situated in a quiet and highly desirable part of Middleton. The property is well connected to local amenities, including supermarkets, cafes, healthcare services, parks, and schools, making it a popular choice for families.

For those needing to commute, Smithies Avenue enjoys excellent transport links. It's just a short drive from the M62 motorway, offering easy access to both Leeds and Manchester. Public transport options are also available, with regular bus routes connecting the area to surrounding towns and cities.

This lovely bungalow is perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities. Don't miss the opportunity to make this delightful property your new home.

Tenure: Leasehold - 904 years remaining  
Ground Rent: £42.00 per annum  
EPC Rating: E  
Council Tax Band: B





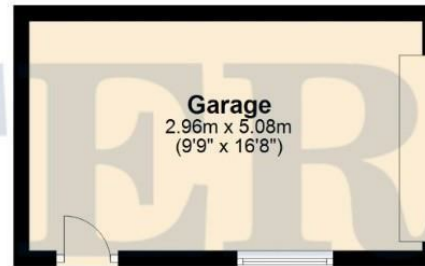
### Ground Floor

Approx. 58.5 sq. metres (630.0 sq. feet)



### Outbuilding

Approx. 15.0 sq. metres (161.8 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 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.

### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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	

66

39

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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