



Brandlehow Drive, Middleton M24

- FREEHOLD
- CUL-DE-SAC LOCATION
- DOWNSTAIRS WC
- READY TO MOVE INTO
- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES
- EPC RATING B

Offers Over £205,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this modern two bedroom semi detached house, located on Brandlehow Drive in Middleton. Nestled in a quiet cul-de-sac sought after location, this immaculately presented home is a perfect starter home for first time buyers.

The inviting entrance hall leads to a beautifully designed kitchen/diner that perfectly balances style and practicality. The spacious lounge, complete with French doors, opens onto a large rear garden, allowing for effortless indoor/outdoor living. A downstairs WC adds convenience and completes the modern ground floor layout.

Upstairs, the property boasts two generously sized double bedrooms, providing ample space and versatility. A contemporary bathroom, equipped with a shower over the bath, WC, and hand wash basin, complements the first floor layout.

The property benefits from off road parking for two cars at the front and a well maintained front garden. The rear garden is generously sized and thoughtfully landscaped, offering a fantastic outdoor space for relaxation or entertaining.

Situated in a peaceful yet convenient location, the property is close to local shops, amenities and Middleton town centre. Excellent transport links, including proximity to the M60 motorway network, make commuting easy, while Manchester Airport is just 30 minutes away, adding further convenience.

This beautifully presented home combines modern living with a serene location, making it a must see property. Arrange your viewing today to fully appreciate everything this home has to offer.

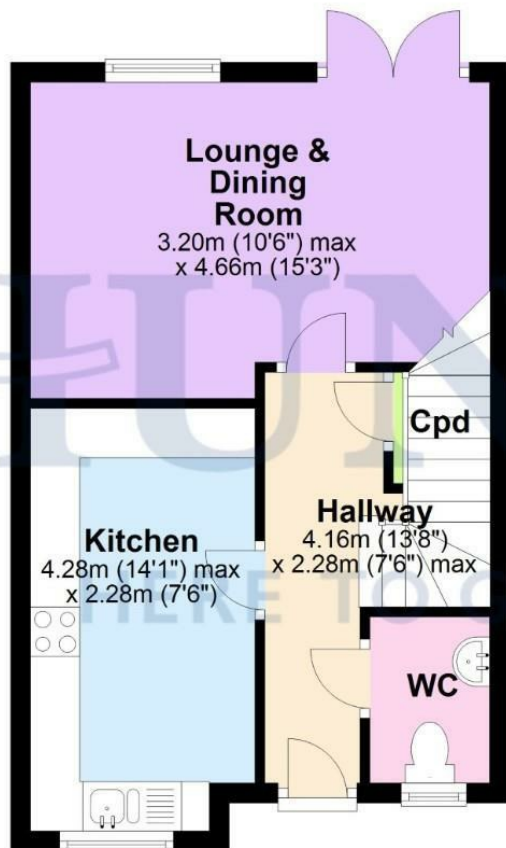
Tenure: Freehold
Council Tax Band: B
EPC Rating: B





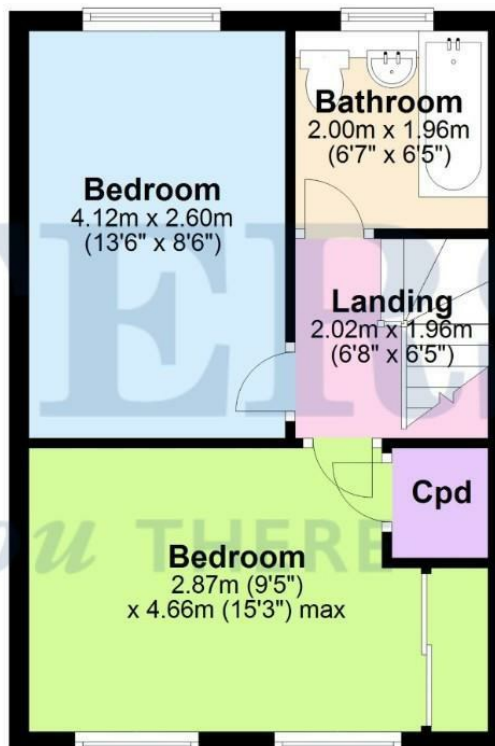
Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 67.0 sq. metres (720.9 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		96
(81-91) B	83	
(69-80) C		
(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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>