



Mosedale Road, Middleton M24

- FREEHOLD
- AROUND 4 YEARS LEFT ON THE NHBC
- IMMACULATELY PRESENTED THROUGHOUT
 - PRIVATE REAR GARDEN
- CLOSE TO MIDDLETON TOWN CENTRE
- BUILT IN 2019
- OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM
- IDEAL FOR A GROWING FAMILY
 - EPC - B

Asking Price £260,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully presented three bedroom semi detached family home. Built in 2019 and offering approximately four years remaining on the NHBC warranty. Situated in the heart of Middleton, this modern property is perfect for families seeking both style and convenience.

As you step inside, you're welcomed by a bright entrance hall leading to a stylish and functional kitchen/dining area. The spacious lounge is elegantly decorated, providing a warm and inviting space to relax. French doors open directly onto the private rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC completes the ground floor.

Upstairs, a generous landing leads to two well proportioned bedrooms, including a master with a sleek en-suite. The versatile third bedroom is ideal as a child's room, home office, or walk-in wardrobe. A contemporary family bathroom, complete with a WC, bath, and hand wash basin, adds to the home's appeal.

Externally, the property features off road parking with an EV charger and a private rear garden with a lawn and patio, perfect for entertaining or family activities.

Ideally located close to Middleton Town Centre, this home benefits from excellent transport links, local shops, and highly regarded schools. With easy access to Manchester City Centre and the M62 motorway, it's a fantastic option for commuters.

A viewing is highly recommended to fully appreciate this exceptional home.

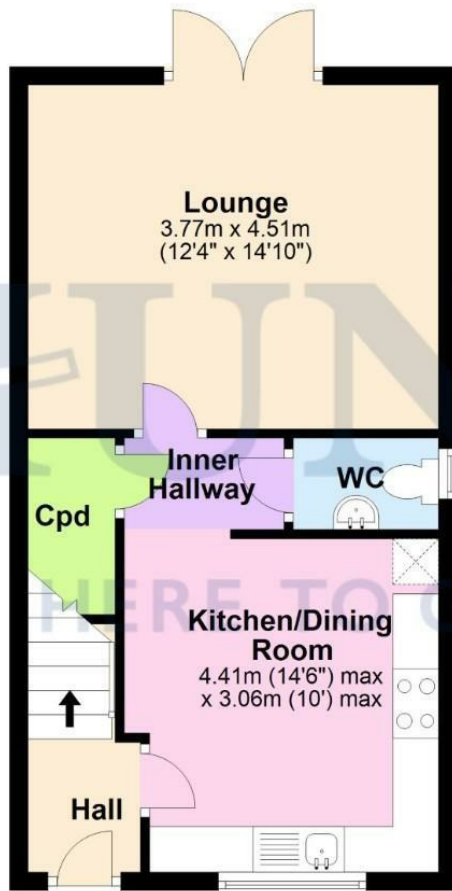
Tenure: Freehold
EPC Rating: B
Council Tax Band: C





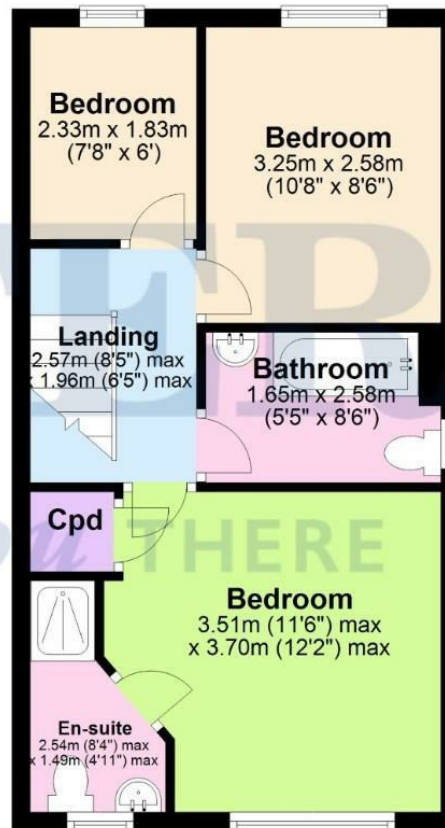
Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 75.7 sq. metres (815.2 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) 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

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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