



Whiteley Drive, Middleton, M24

- FREEHOLD
- THREE BEDROOMS
- SPACIOUS DRIVEWAY
- EASILY MAINTAINED REAR GARDEN
- EPC RATED C
- NEWLY RENOVATED
- EN SUITE SHOWER ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- POPULAR RESIDENTIAL AREA
- COUNCIL TAX BAND D

Offers In Excess Of £365,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are excited to present this beautifully renovated three-bedroom, link-detached bungalow. Recently updated to a high standard, the property offers spacious, contemporary living in a desirable residential area, making it an ideal choice for both growing families and those looking to downsize.



Upon entering, you're welcomed into a hallway with ample storage cupboards and access to a courtyard. This leads smoothly to the third and master bedrooms, complete with an en-suite shower room, all adjacent to the impressive open-plan kitchen/dining area that truly sets this home apart. The kitchen is newly fitted with integrated appliances, and the open-plan layout provides generous space for entertaining. At the rear of the property, you'll find a cozy livingroom with a vaulted skylight and bi-fold doors. The ground floor also includes a utility room, a second bedroom, and a family bathroom. The bi-fold doors are fitted with manual blinds, while the skylight is equipped with remote-controlled blinds.



The outdoor space features a recently landscaped rear garden, combining astro-turf, paving and uPVC decking for easy maintenance. There is also a spacious courtyard to the side of the property for added convenience. To the front, there is a large driveway offering space for multiple vehicles.

We highly recommend an early viewing.

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







Total floor area 106.6 m² (1,148 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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	69	
(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>