



## Hazelhurst Drive, Middleton M24

- EXTENDED
- OFFICE ROOM
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C
- FIVE DOUBLE BEDROOMS
- OVER 1,400 SQ FT
- EPC RATED C
- UTILITY ROOM

**Asking Price £330,000**

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HERE TO GET *you* THERE



Hunters are excited to present this versatile FIVE-BEDROOM home, offering a perfect combination of spacious living and practical functionality. Situated in a sought-after position within the well-established and increasingly popular 'Gladewood' development on the northern edge of Middleton, this property is a real find.

Upon entry, you'll be welcomed into a generously sized lounge, ideal for both relaxing and entertaining. This leads seamlessly into an open-plan kitchen/dining area, complete with fitted appliances and a breakfast bar—perfect for family gatherings. To the rear of the property, a single-storey extension provides a flexible space that could serve as an office, an additional lounge, or even a potential sixth bedroom. The ground floor also includes a convenient utility room and a fifth bedroom, previously an integrated garage.

Upstairs, the first floor features a spacious landing leading to four well-proportioned bedrooms, offering plenty of space for family members or guests. The master bedroom is particularly impressive, boasting an en-suite bathroom for extra privacy and comfort. A family bathroom, complete with both a bath and a shower, is also located on this floor.

Externally, the property offers a large L-shaped garden, perfect for outdoor entertaining, along with a driveway that provides ample parking for several cars.

Situated on the desirable Hazelhurst Drive in Middleton, this property offers a peaceful location while remaining close to local amenities, well-regarded schools, parks, and excellent transport links for added convenience.

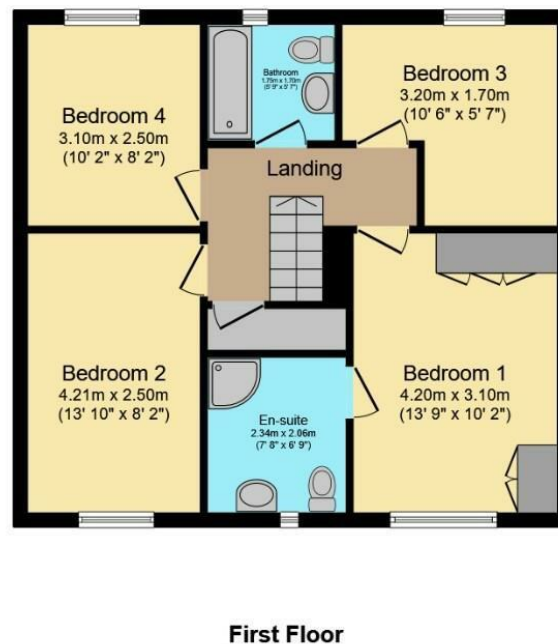
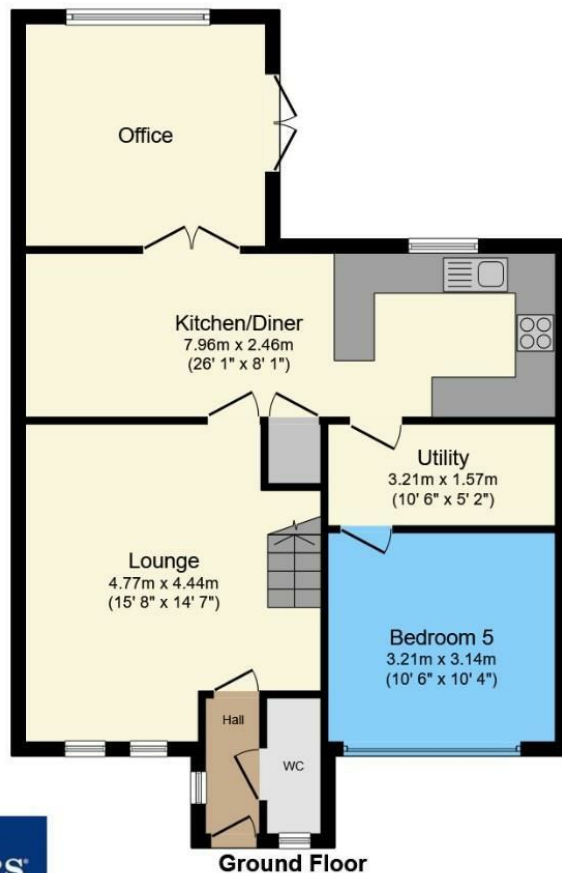
Tenure: Leasehold - 968 years remaining  
Ground Rent: £90  
EPC Rating: C  
Council Tax Band: C











## 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>		<b>88</b>
(81-91) <b>B</b>	<b>79</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	

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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Total floor area 131.5 m<sup>2</sup> (1,415 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](http://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.



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