



Arnold Drive, Middleton M24

- FREEHOLD
- DESIRABLE LOCATION OF MIDDLETON
 - IDEAL FOR A GROWING FAMILY
 - OFF ROAD PARKING
 - SEPERATE WC
- NO CHAIN
- IN NEED OF A PROGRAMME OF MODERNISATION
 - EXCELLENT POTENTIAL
 - EXPANSIVE SIDE/REAR GARDEN
 - CLOSE TO LOCAL AMENITIES

Offers Over £225,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are excited to present this fantastic opportunity to acquire a charming and spacious detached three bedroom family home on Arnold Drive in Middleton. Located in a sought after area of Middleton, this property comes with the added benefit of no onward chain, making it the perfect option for buyers looking to put their own stamp on a home and create a wonderful family space.

While the property would benefit from some modernisation, its great potential and competitive price make it an attractive investment opportunity.

As you enter, you're welcomed by a spacious hallway leading into a generous open plan lounge and dining area. The dining room features sliding doors opening onto a large rear garden, offering a seamless flow between indoor and outdoor living. The ground floor also includes a well proportioned kitchen, plus a useful storage cupboard for added convenience.

Upstairs, you'll find two spacious double bedrooms, with the master bedroom benefiting from built in wardrobes. There's also a cosy single bedroom, which would be perfect as a child's room or home office. The first floor is completed by a well appointed bathroom and a separate WC.

At the front, there's off road parking for your convenience. The side/rear garden is a real highlight, boasting an expansive lawn, which can be accessed via the dining room or at the side of the property, making it ideal for entertaining or enjoying the outdoors.

This property is ideally situated close to Middleton Town Centre with local schools, shops, amenities, and excellent transport links, including easy access to the motorway network, all within close proximity.

We highly recommend early viewing to fully appreciate the potential of this fantastic family home.

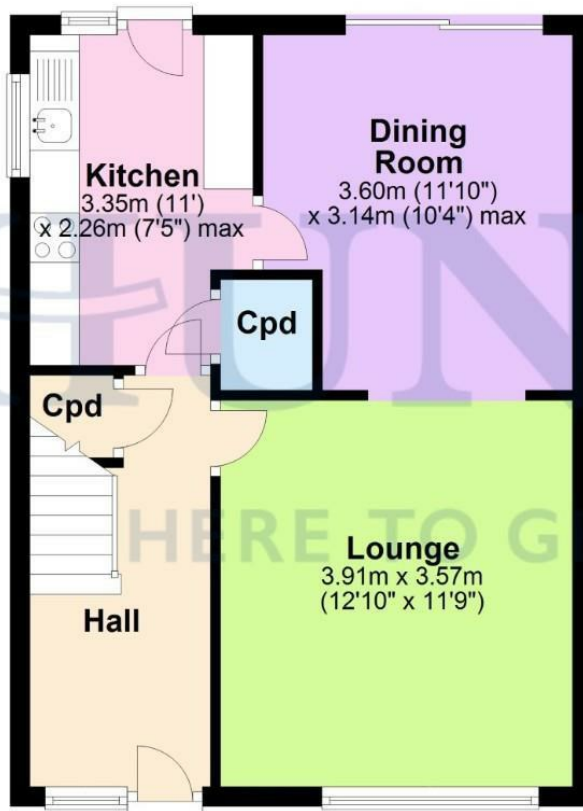
Tenure: Freehold
EPC Rating: TBC
Council Tax Band:





Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 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		
(81-91) B		
(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

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