



## Viscount Drive, Middleton, Manchester

- NO CHAIN
- SOUGHT AFTER LOCATION
- EPC RATED C
- COUNCIL TAX BAND B
- READY TO MOVE INTO
- ALLOCATED PARKING
- VERY CLOSE TO HEATON PARK
- CLOSE PROXIMITY TO MOTORWAY LINKS

**Offers Over £250,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are pleased to present this beautifully maintained THREE BEDROOM TERRACED home, situated in a peaceful cul-de-sac on Viscount Drive, Rhodes. Located within the attractive 'Sovereign Gate' development, which was constructed around 2012 by the award winning Morris Homes, this exceptional property comes with the added benefit of NO ONWARD CHAIN and is ready for immediate move-in.

An internal viewing is highly recommended and will reveal a welcoming hallway with a convenient downstairs WC, a spacious lounge filled with natural light, and an open-plan kitchen/dining area. French doors lead to a well-designed, low maintenance rear garden, perfect for outdoor entertaining.

Upstairs, you'll find a generous master bedroom with professionally fitted wardrobes and a modern en-suite, plus two additional double bedrooms. Completing the upper floor is a stylish family bathroom with a WC, bath, and hand wash basin.

Externally, parking is provided to the rear of the property, while the front features well-kept communal gardens.

The development is ideally located just off Heywood Old Road, near Manchester Old Road (A576), in the desirable Rhodes area of Middleton. The property benefits from a range of local amenities, including shops, a children's nursery, schools, and Sainsbury's supermarket. Heaton Park, the David Lloyd Health Club, and open farmland are all within walking distance.

We highly recommend a viewing to fully appreciate this home and its prime location.

Tenure: Leasehold – 833 years remaining  
Ground Rent: £300 per annum  
Council Tax Band: B  
EPC Rating: C



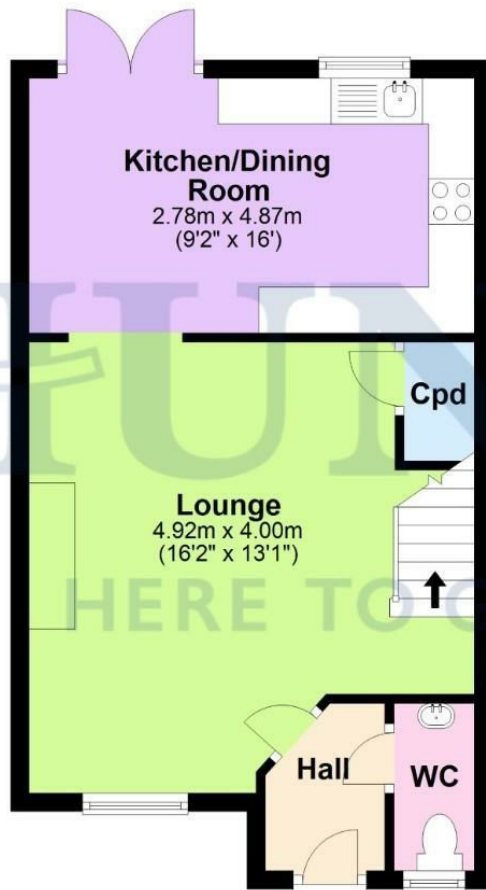






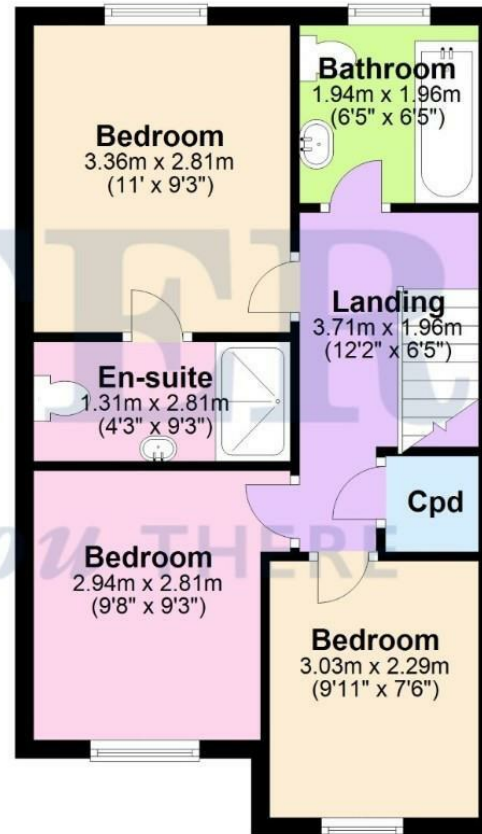
## Ground Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



## First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 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) <b>A</b>		<b>91</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

## 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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