



Falcon Drive, Middleton, Manchester

- FREEHOLD
- OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM
- EPC RATED B
- IMMACULATELY PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- SPACIOUS GARDEN
- COUNCIL TAX BAND C

Offers Over £280,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this immaculate THREE-BEDROOM DETACHED house for sale on Falcon Drive in Middleton. Set in a highly desirable location, this property is an excellent choice for a growing family. Built in 2018, the home still has approximately three years remaining on the NHBC warranty.

Upon entry, you are welcomed by a spacious hallway leading into a large and inviting lounge with a bay window. Adjacent to the lounge is the open-plan kitchen/dining area, complete with fitted appliances. The dining space features French doors that open onto a beautifully maintained rear garden, ideal for seamless indoor/outdoor living. The ground floor is further complemented by a convenient WC.

The first-floor features three generously sized double bedrooms. The master bedroom with fitted wardrobes also includes its own en-suite bathroom, with a WC, hand wash basin, and walk-in shower. The family bathroom, complete with a shower over bath, WC, and hand wash basin, completes the upper level.

Externally, the property offers off-road parking for multiple vehicles at the side, with a spacious rear garden combining both grass and patio areas, perfect for outdoor entertaining.

Conveniently located on Falcon Drive, this home provides easy access to local shops, amenities, Middleton town centre, and excellent transport links. Its proximity to the M60 motorway and just 30 minutes from Manchester Airport makes commuting and travel hassle-free.

Viewing is highly recommended to fully appreciate the quality and appeal of this property. With its outstanding presentation, modern features, and prime location, this home offers a fantastic opportunity that should not be missed.

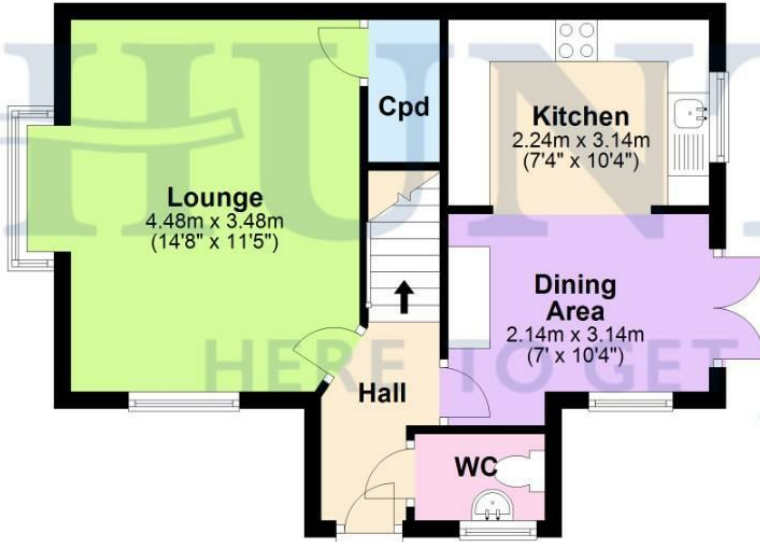
Tenure: Freehold
Council Tax Band: C
EPC: B





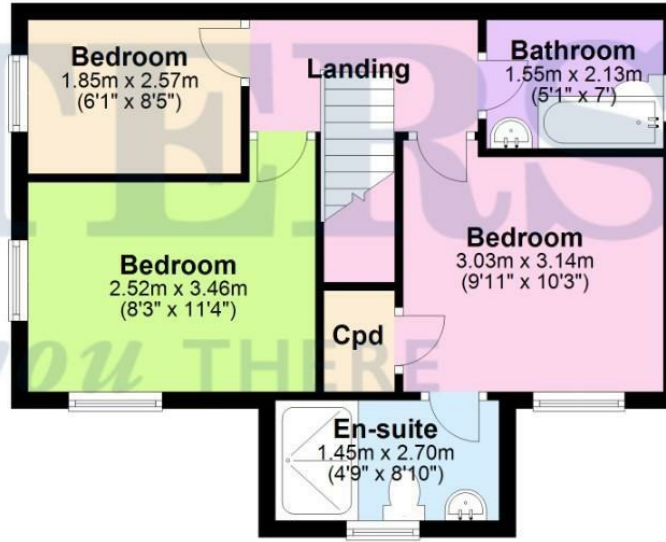
Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 77.4 sq. metres (833.5 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		94
(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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