



Whitegates Road, Middleton M24

- NO CHAIN
- OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM
- EXTENDED
- QUIET CUL-DE-SAC
- FREEHOLD
- BEAUTIFULLY PRESENTED SPACIOUS REAR GARDEN WITH VIEWS ON OPEN FIELDS
- FOUR DOUBLE BEDROOMS
- COSY SITTING ROOM
- IDEAL FOR A GROWING FAMILY

Offers In The Region Of £410,000

HUNTERS®
HERE TO GET *you* THERE

Introducing a superb opportunity presented by Hunters, we are delighted to showcase this beautifully presented extended four double bedroom semi detached family home, ideally located on the peaceful and sought after Whitegates Road, Middleton. Offered with no onward chain, this spacious property sits in a quiet cul-de-sac and enjoys far reaching countryside views, direct access to scenic walks, and generous living space throughout, making it an ideal choice for a growing family seeking a quiet location.

As you step inside, a welcoming entrance hallway sets the tone, leading into a cosy yet stylish lounge featuring a large bay window that fills the room with natural light, and a charming log burner that adds warmth and character. Thoughtfully designed for modern family life, the ground floor also includes a downstairs WC, a practical utility room, and additional storage. The heart of the home lies in the stunning open plan kitchen and dining room, modern, spacious, and well equipped with integrated appliances. This flows effortlessly into an inviting sitting area, ideal for relaxing or entertaining, with beautiful views over the rear garden and open fields beyond, especially enjoyable in the summer months.

Upstairs, the first floor opens onto a spacious landing leading to three generously sized double bedrooms, including the impressive master bedroom. This room features a contemporary Juliet balcony with spectacular views, along with a private en-suite bathroom for added luxury. Also on this floor is a stylish family bathroom, complete with WC, shower over bath, and a sleek fitted hand wash basin with ample storage. A dedicated home office is also included, ideal for remote working or study, with fixed stairs leading up to the converted attic room, currently used as a fourth double bedroom, offering flexible living space for a growing family.

Externally, the home offers off road parking to the front along with a useful storage room. The real standout, however, is the exceptional rear garden, boasting a well maintained lawn, a dedicated seating area for outdoor dining or entertaining, a storage shed, and breathtaking views over adjacent farmland and the canal.

Whitegates Road enjoys a prime position in Middleton, offering a perfect balance of countryside charm and everyday convenience. The property is just a short distance from Middleton Town Centre, which provides a variety of shops, supermarkets, cafes, and leisure facilities. Well regarded local primary and secondary schools are within easy reach, making it an excellent choice for families.

Early viewing is highly recommended to avoid missing out on this exceptional family home.

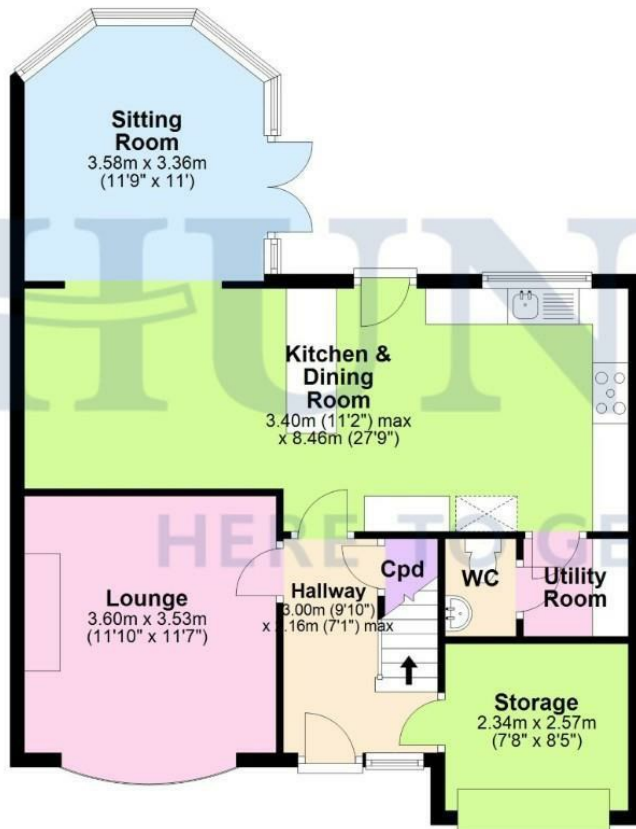
Tenure: Freehold
EPC Rating: C
Council Tax Band: C





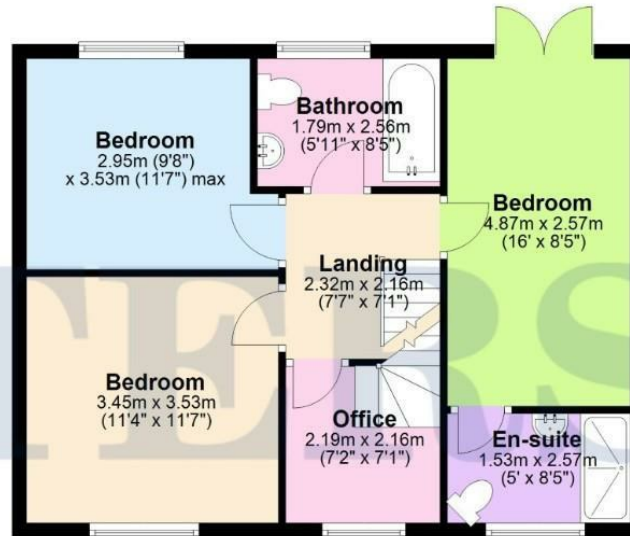
Ground Floor

Approx. 68.7 sq. metres (739.6 sq. feet)



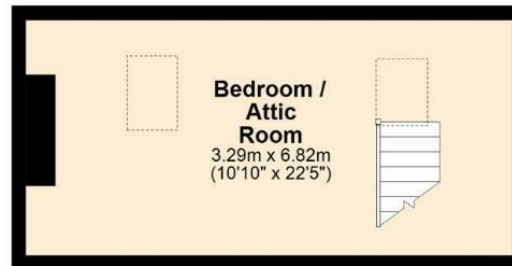
First Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



Second Floor

Approx. 22.5 sq. metres (241.7 sq. feet)



Total area: approx. 146.2 sq. metres (1573.3 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		
(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

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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