

Monmouth Street, Middleton M24

- SINGLE STOREY EXTENDED
- IDEAL FOR GROWING FAMILIES OR FIRST TIME BUYERS
- CLOSE TO MIDDLETON TOWN CENTRE
- DESIRABLE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- WELL PRESENTED REAR GARDEN WITH PATIO AREA
- EPC - C

Price £250,000



Hunters are proud to present this beautifully single storey extended three bedroom semi detached home, ideally situated on the sought after Monmouth Street in Middleton. Thoughtfully designed and impeccably maintained, this stunning property offers the perfect blend of space, comfort, and modern living, ideal for growing families, first time buyers, or anyone seeking a spacious and stylish home.

From the moment you enter through the porch, you're greeted by a bright and welcoming hallway that sets the tone for the rest of the property. The spacious lounge is both cosy and contemporary, featuring a charming bay window that fills the room with natural light, creating a warm and inviting ambiance.

To the rear, the home boasts an impressive open plan kitchen, breakfast area, and dining space, ideal for entertaining or everyday family life. French doors from the dining area lead onto a patio area, offering the perfect spot to relax and enjoy views over the generous, well maintained rear garden.

Upstairs, you'll find two generously sized double bedrooms, including a master with a beautiful bay window, as well as a versatile third bedroom, perfect as a single room, nursery, or home office. The modern shower room is sleek and stylish, featuring a walk in shower, WC, and hand wash basin.

Externally, the property benefits from off road parking at the front and rear, adding to both convenience and kerb appeal.

Located in a highly desirable area, the home is close to excellent primary and secondary schools, local amenities, Middleton Town Centre, and superb transport links, including Mills Hill train station and easy motorway access. Manchester City Centre is approximately a 30 minute drive away, making this an ideal location for commuters.

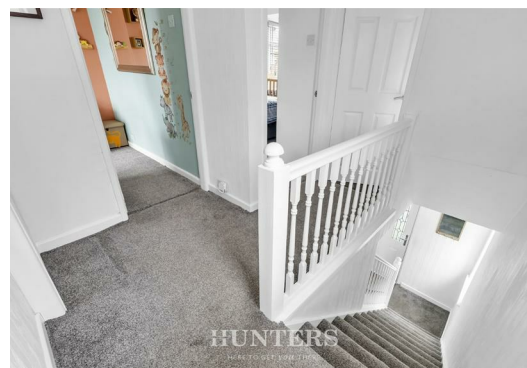
This exceptional home must be viewed to be fully appreciated. Don't miss the opportunity to make it yours.

Tenure: Leasehold - 930 years remaining

Ground Rent: £5.00 per annum

EPC Rating: C

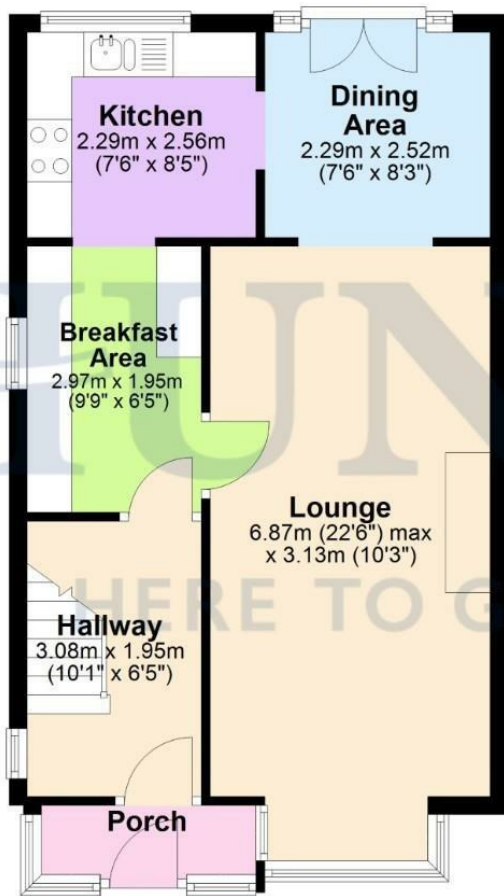
Council Tax Band: B





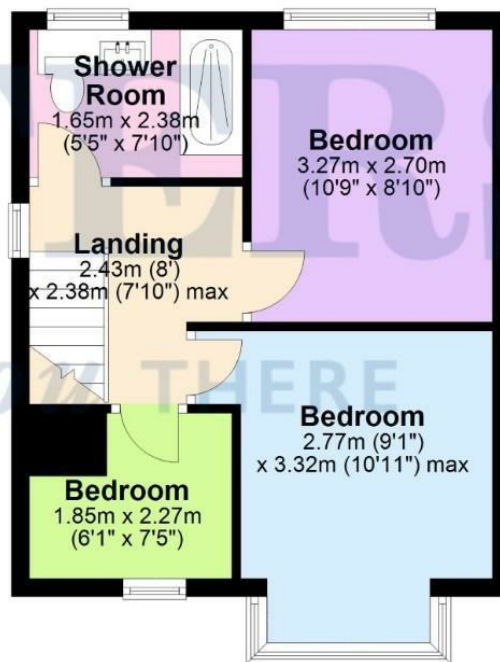
Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.3 sq. feet)




Total area: approx. 80.8 sq. metres (870.1 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		86
(81-91) B		
(69-80) C	74	
(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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>