



Lawson Close, Middleton, Manchester

- FREEHOLD
- TWO DOUBLE BEDROOMS
- CLOSE TO COUNTRYSIDE WALKS
- EPC RATED C
- DRIVEWAY FOR MULTIPLE CARS
- IDEAL FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND A

Offers Over £210,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this three-bedroom mid-terrace home, ideally positioned on a quiet cul-de-sac on Lawson Close, Middleton. This well-proportioned property offers generous living space, gated driveway for multiple cars, and a spacious, private garden—an ideal home for a growing family. Sold with the benefit as a **FREEHOLD**, please call to arrange a viewing!

Upon entering, you're welcomed into the newly fitted Wren kitchen/open plan dining area – perfect for everyday family life and entertaining guests. This flows into a bright and spacious lounge which leads out to the expansive rear garden, featuring a well-maintained lawn and a paved patio area.

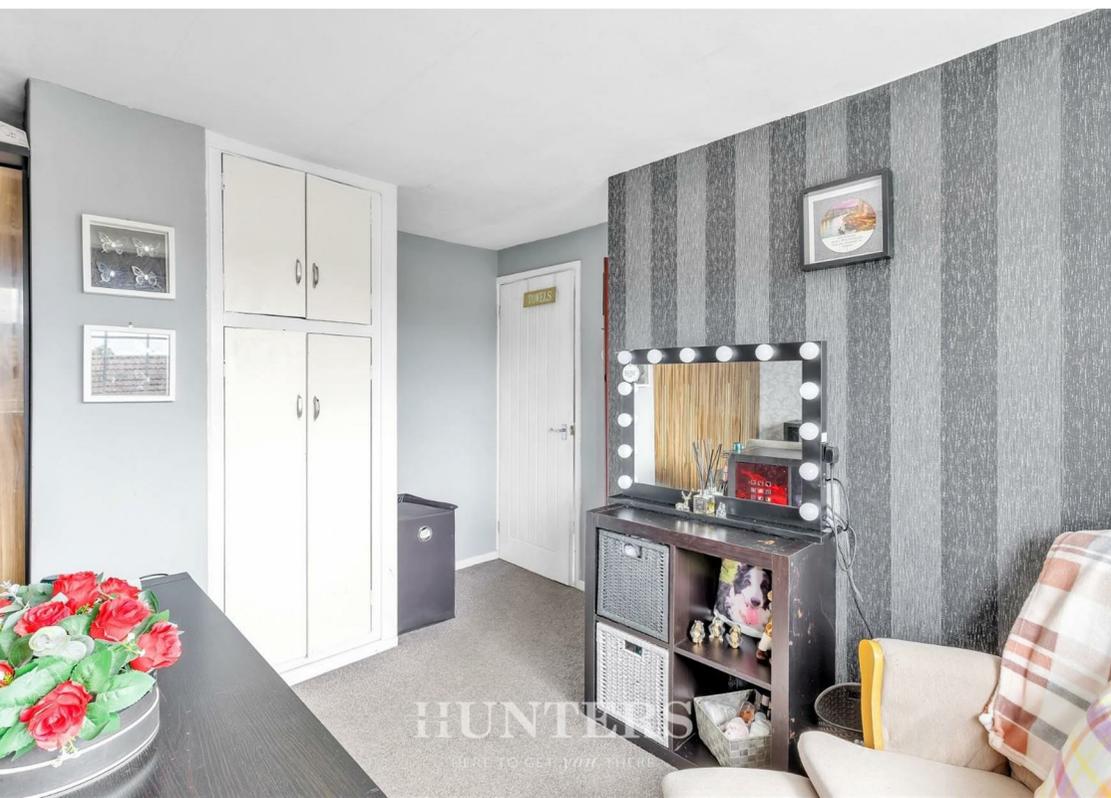
Upstairs, the home offers two generous double bedrooms, each benefiting from ample natural light and storage space. The third bedroom is versatile and would make a great home office, nursery, or single bedroom, easily adaptable to your family's needs. The bathroom includes a full-sized bathtub with overhead shower, WC, and hand wash basin, combining style with practicality.

Externally, the property continues to impress. A gated driveway provides off-road parking for multiple cars. The rear garden is a true highlight—private, well-kept, and perfect for outdoor living.

Lawson Close is a desirable residential location, known for its excellent transport links and proximity to local amenities. Nearby you'll find well-regarded schools, parks, and shopping facilities, with Middleton town centre just a short drive away. For commuters, the property offers easy access to Manchester city centre and surrounding areas.

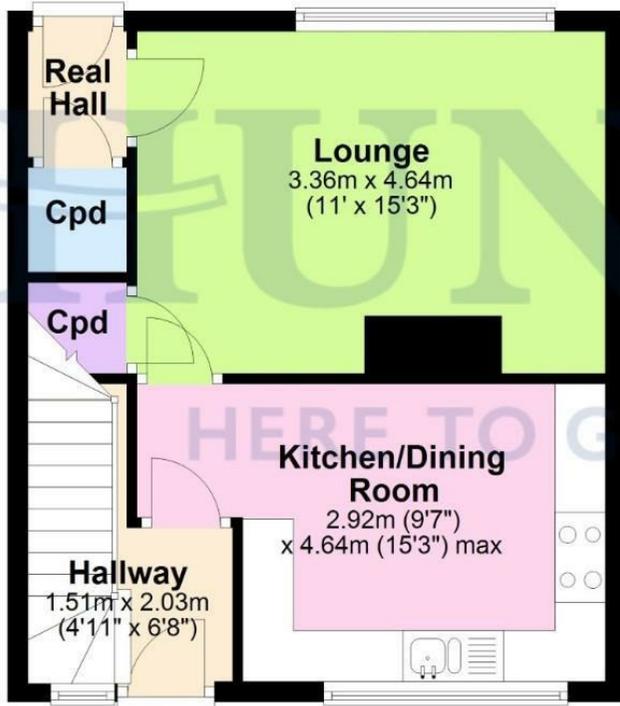
Tenure: Freehold
EPC Rating: C
Council Tax Band: A





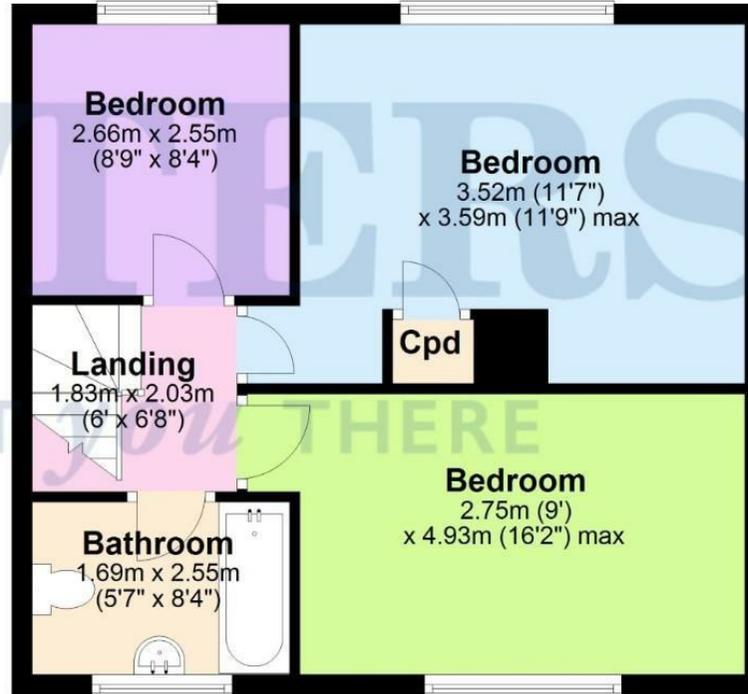
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 81.4 sq. metres (876.6 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			88
(81-91) B			
(69-80) C		72	
(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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