

Grimshaw Lane, Middleton, Manchester

- FREEHOLD
- ELEVATED POSITION
- SUMMER HOUSE
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND B
- IMMACULATELY PRESENTED THROUGHOUT
- GARAGE AND OFF ROAD PARKING
- READY TO MOVE INTO
- EPC RATED D
- CLOSE TO MIDDLETON CENTRE

Asking Price £275,000

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HERE TO GET *you* THERE

Hunters are proud to present this beautifully maintained three-bedroom semi-detached home, ideally situated on an elevated plot along the highly sought-after Grimshaw Lane in Middleton. Offered with the added advantage of being FREEHOLD, this property is an excellent choice for a growing family seeking a move-in-ready home.

Upon entry, you are welcomed by a spacious hallway that sets a warm and inviting tone throughout the property. The bright and airy lounge, featuring a charming bay window, creates a cosy space perfect for relaxing evenings. This flows seamlessly into a generous dining room—ideal for family meals and entertaining. The contemporary kitchen is fully fitted with integrated appliances, offering both style and practicality. French doors from the dining room open out to a beautifully landscaped rear garden, blending indoor and outdoor living.

Upstairs, the home comprises three well-proportioned double bedrooms. The master bedroom benefits from a bay window that floods the space with natural light. The first floor is completed by a stunning family bathroom, thoughtfully renovated to a high standard while maintaining a classic touch. It includes a bathtub with overhead shower, WC, and hand wash basin.

Externally, the property boasts a neatly kept front lawn and an elevated driveway providing ample off-road parking. A detached garage, equipped with electricity, offers excellent storage space or secure parking. The rear garden is a true highlight—generous in size, impeccably maintained, and ideal for family enjoyment. It also includes the added bonus of a summer house.

Located in one of Middleton’s most desirable areas, the home is perfectly placed for access to excellent local amenities, including well-regarded schools, parks, shops, and convenient transport links. Middleton town centre is just a short drive away, with Manchester city centre also easily reachable for commuters.

This is a rare opportunity to acquire a spacious, modern family home in a prime location—early viewing is highly recommended.

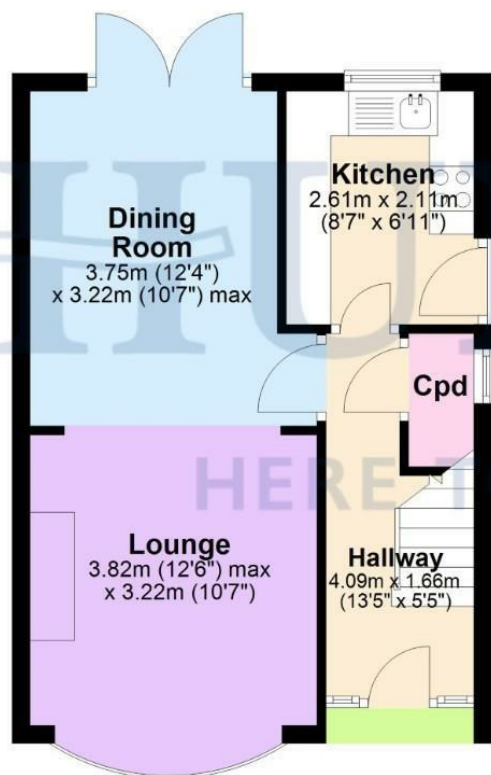
Tenure: Freehold
EPC Rating: D
Council Tax Band: B





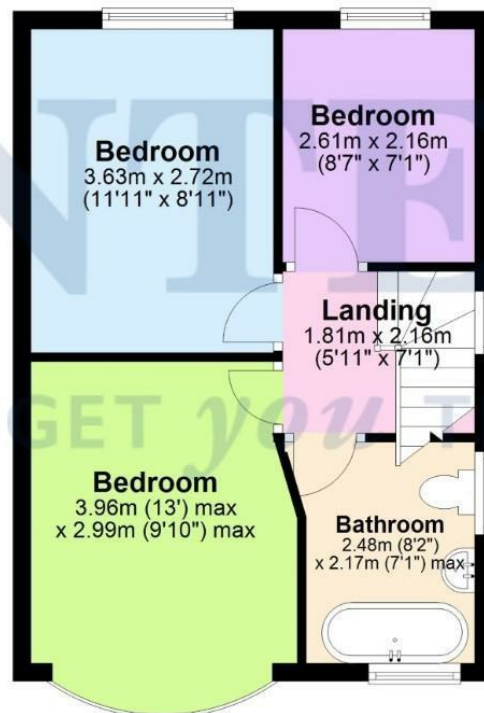
Ground Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Outbuildings

Approx. 20.0 sq. metres (215.2 sq. feet)



Total area: approx. 91.4 sq. metres (984.2 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

81

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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>