



Castlerigg Drive, Middleton, Manchester

- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- INTEGRAL GARAGE
- WELL MAINTAINED REAR GARDEN
- EPC RATED C
- READY TO MOVE INTO
- OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, AMENITIES & TRANSPORT LINKS
- DOWNSTAIRS WC
- COUNCIL TAX BAND C

Offers Over £250,000



Hunters are delighted to present this beautifully maintained and stylishly presented three-bedroom semi-detached home, ideally situated on the sought-after Castlerigg Drive in Middleton.

Occupying a generous plot, this modern property offers off-road parking, a spacious private garden, and flexible living accommodation—perfect for first-time buyers, professionals, or families seeking a move-in ready home.

Upon entry, you are greeted by a bright and welcoming hallway with access to the integral garage and a convenient ground floor WC. The hallway leads into a contemporary open-plan kitchen and dining area, thoughtfully designed for modern family life, complete with French doors opening onto a beautifully landscaped rear garden.

The first floor features a generously sized lounge, ideal for relaxing or entertaining, along with the first double bedroom. A well-appointed family bathroom, including a WC, hand basin, and a shower over the bath, completes this level.

The top floor comprises two further double bedrooms, including the master suite which benefits from its own private en-suite shower room.

Externally, the property includes off-road parking and an integral garage, offering both security and additional storage. The rear garden is well maintained and features a patio area—perfect for family enjoyment or summer entertaining.

Located within a popular and modern residential development, Castlerigg Drive enjoys excellent transport links. Manchester City Centre and Rochdale are both just over 5 miles away, with easy access to the M60 and M62 motorways. Mills Hill train station is only 1.6 miles from the property, providing direct rail connections to Manchester, Leeds, and beyond.

Combining contemporary design with practical living, this immaculate home offers the perfect blend of comfort and convenience. Early viewing is highly recommended.

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





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

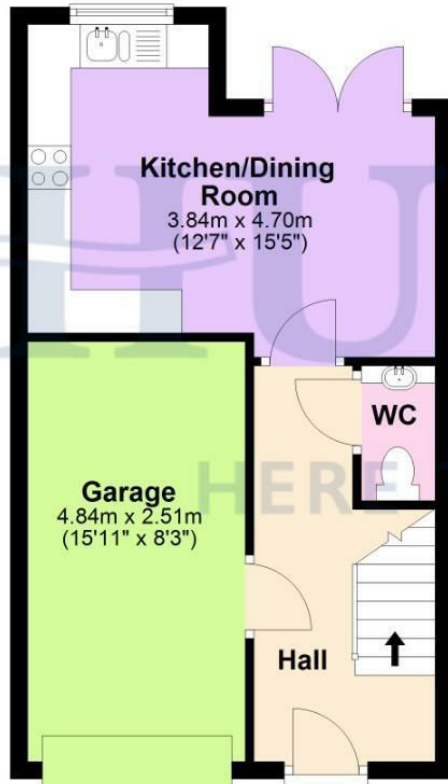
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

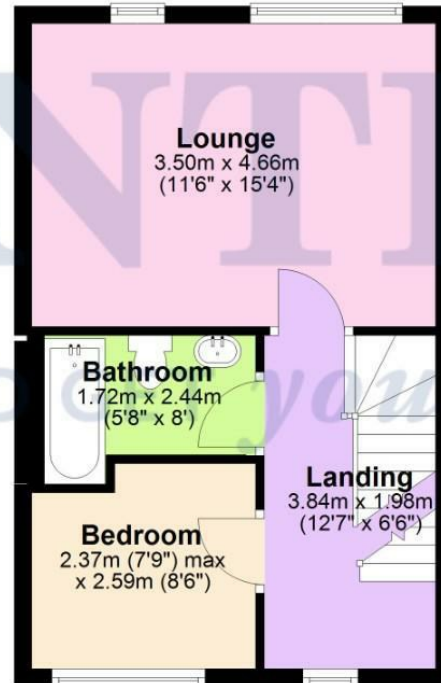
Ground Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



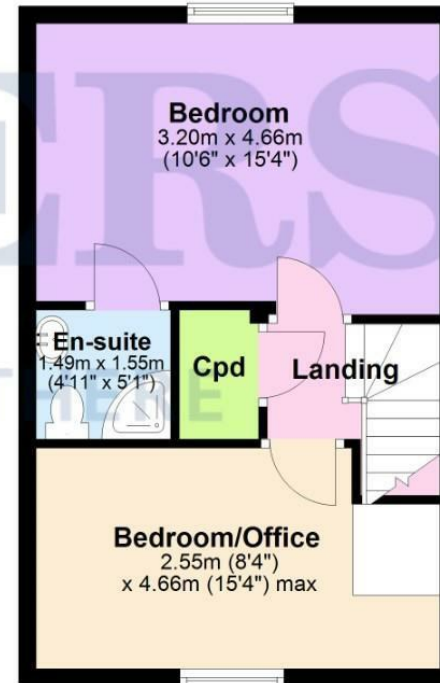
First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Second Floor

Approx. 34.6 sq. metres (373.0 sq. feet)



Total area: approx. 106.3 sq. metres (1143.9 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.



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