



## Heywood Old Road, Middleton

- FREEHOLD
- EXTENDED
- SOUGHT AFTER LOCATION
- IDEAL FOR A GROWING FAMILY
- DOWNSTAIRS WC AND UTILITY
- THREE RECEPTION ROOMS
- STUNNING OPEN FARMLAND VIEWS
- IMMACULATE AND STYLISH INTERIOR
- GREAT LOCATION FOR MOTORWAY LINKS
- COUNCIL TAX BAND C

**Asking Price £415,000**

**HUNTERS®**

HERE TO GET *you* THERE



Hunters are delighted to present this exceptional opportunity to acquire an immaculately maintained and EXTENDED three-bedroom semi-detached family home, enviably positioned on the ever-popular Heywood Old Road in Middleton. Offered on a FREEHOLD basis, this impressive property offers generous living space, beautiful open countryside views, and direct access to scenic walking trails—making it an ideal home for a growing family.

Upon entry, you're greeted by a bright and welcoming hallway that sets a warm and stylish tone throughout. The main lounge is a cosy retreat, complete with a charming log burner and a large bay window that floods the room with natural light. A versatile office room sits adjacent, offering potential to be used as a fourth bedroom or playroom, depending on your needs.

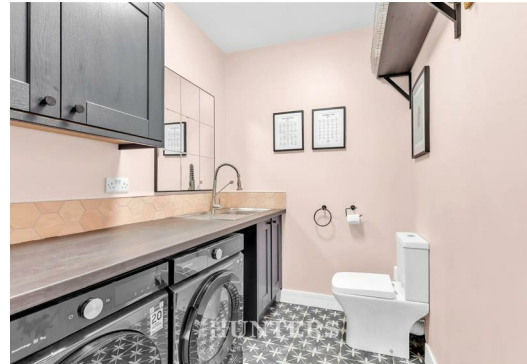
The heart of the home is undoubtedly the stunning open-plan kitchen, dining, and living area—perfect for modern family living and entertaining. The contemporary kitchen features high-quality integrated appliances, a generous central island, and sleek finishes throughout. Bi-fold doors seamlessly connect this space to the beautifully landscaped rear garden, creating an effortless indoor-outdoor flow. A practical utility room and convenient downstairs WC complete the ground floor.

Upstairs, a spacious landing leads to three well-proportioned double bedrooms. The master suite enjoys panoramic farmland views and benefits from a stylish en-suite shower room. A sleek, modern family bathroom serves the remaining bedrooms, featuring a bathtub with overhead shower, WC, and wash basin.

Externally, the property offers ample off-road parking to the front for several vehicles. The rear garden is a true highlight—meticulously landscaped and enjoying uninterrupted countryside views, ideal for relaxing or entertaining guests. A portion of the garden is currently rented, with further details available upon viewing.

Located in a sought-after part of Middleton, Heywood Old Road offers a perfect blend of rural tranquility and everyday convenience. The home is within easy reach of Middleton Town Centre, which provides a wide range of amenities including shops, cafes, supermarkets, and leisure facilities. Reputable primary and secondary schools are also nearby, further enhancing its family-friendly credentials.

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



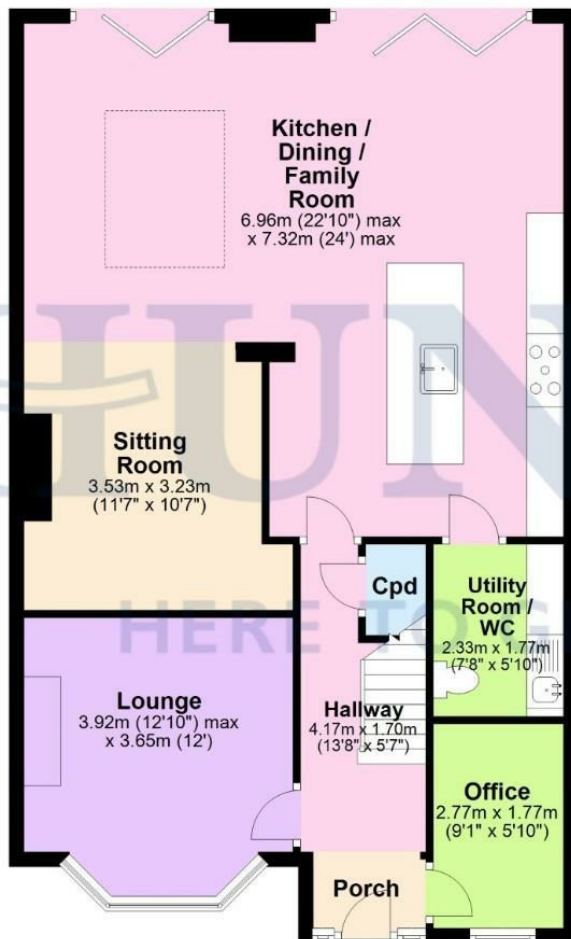






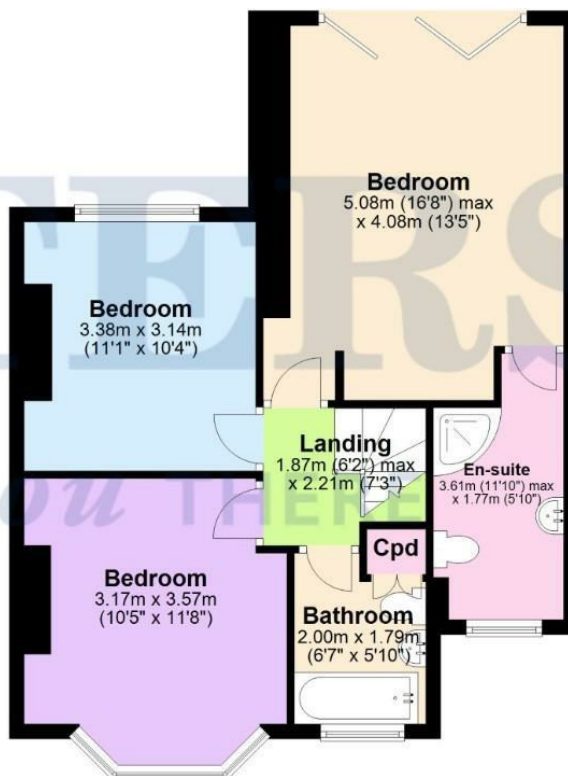
## Ground Floor

Approx. 86.1 sq. metres (927.1 sq. feet)



## First Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



Total area: approx. 144.0 sq. metres (1550.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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