

## Acresfield Road, Middleton, Manchester

- EXTENDED
- NO CHAIN
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- POPULAR LOCATION
- FREEHOLD
- IDEAL FOR A GROWING FAMILY
- EPC RATED C
- FOUR BEDROOMS
- COUNCIL TAX BAND B

**Offers Over £245,000**

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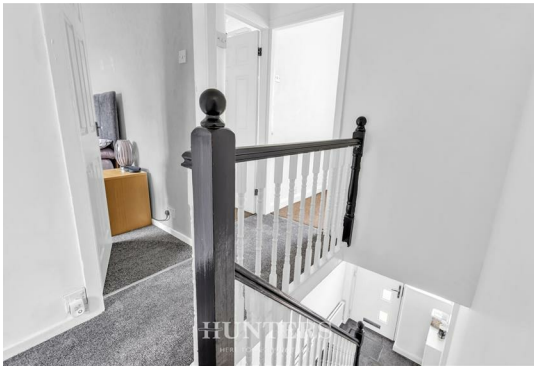
Welcome to this charming semi-detached house located on Acresfield Road in the desirable area of Middleton, Manchester. This delightful property boasts an inviting atmosphere, perfect for families or those seeking a comfortable home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining guests. The layout is both practical and welcoming, allowing for a seamless flow between the living areas. The four well-proportioned bedrooms offer plenty of room for rest and privacy, making it an ideal choice for families or those who require extra space for guests or a home office.

The property features a well-appointed bathroom, ensuring convenience for all residents. The outdoor space is equally appealing, providing a lovely garden area that can be enjoyed during the warmer months, perfect for children to play or for hosting summer gatherings.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its combination of space, comfort, and a prime location, this semi-detached house on Acresfield Road is a wonderful opportunity for anyone looking to settle in Middleton. Do not miss the chance to make this lovely property your new home.

EPC RATED: C  
COUNCIL TAX BAND: B  
TENURE: FREEHOLD



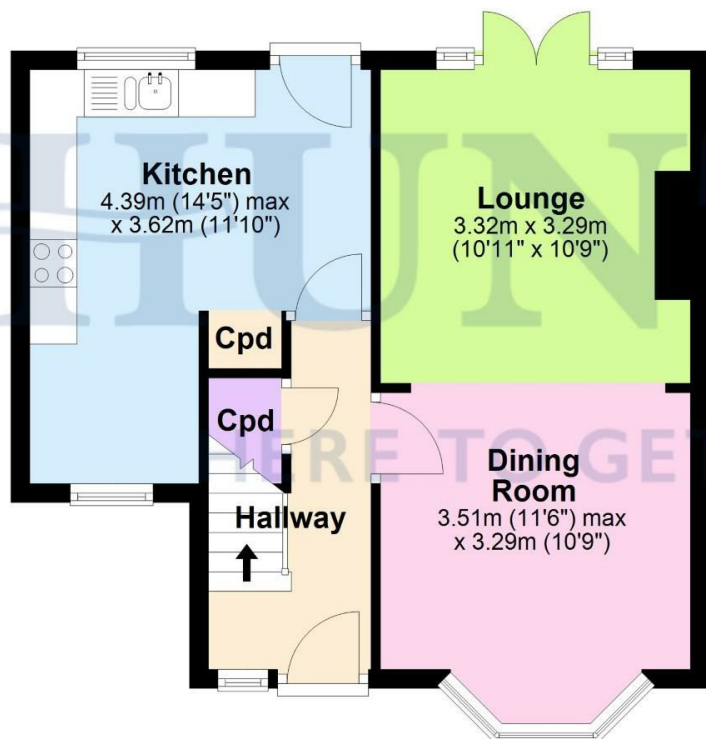






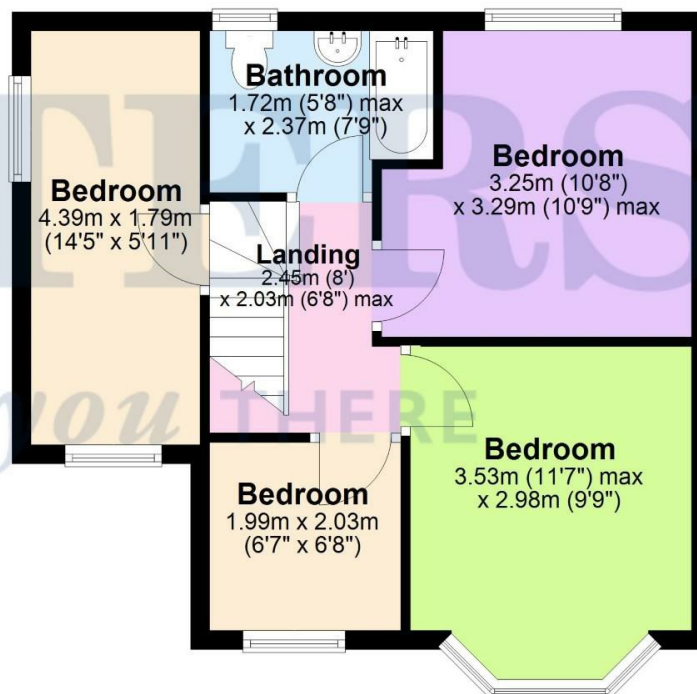
## Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 82.1 sq. metres (884.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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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