



Blencathra Close, Middleton, Manchester

- FREEHOLD
- READY TO MOVE INTO
- WELL MAINTAINED REAR GARDEN
- EV CHARGING POINT
- EPC RATED B
- DETACHED PROPERTY
- LARGE PLOT
- DOWNSTAIRS WC
- CLOSE TO MOTORWAY LINKS
- IDEAL FOR A GROWING FAMILY

Asking Price £385,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present to the market this beautifully styled and immaculately presented family home, ideally situated on the highly sought-after Blencathra Close in Middleton.

Occupying a generous plot within a desirable residential development, this FREEHOLD property offers spacious, versatile accommodation—perfect for a growing family seeking comfort, elegance, and practicality.

Upon entering, you are greeted by a bright and welcoming entrance hall, tastefully decorated and providing access to the inviting lounge—a warm and relaxing space filled with natural light. This flows seamlessly into the true heart of the home: a stunning open-plan kitchen and dining area. Designed with modern family living in mind, the kitchen boasts high-quality integrated appliances, ample worktop space, and large patio doors that open out to the spacious rear garden. A convenient downstairs WC completes the ground floor as well as Hive central heating.

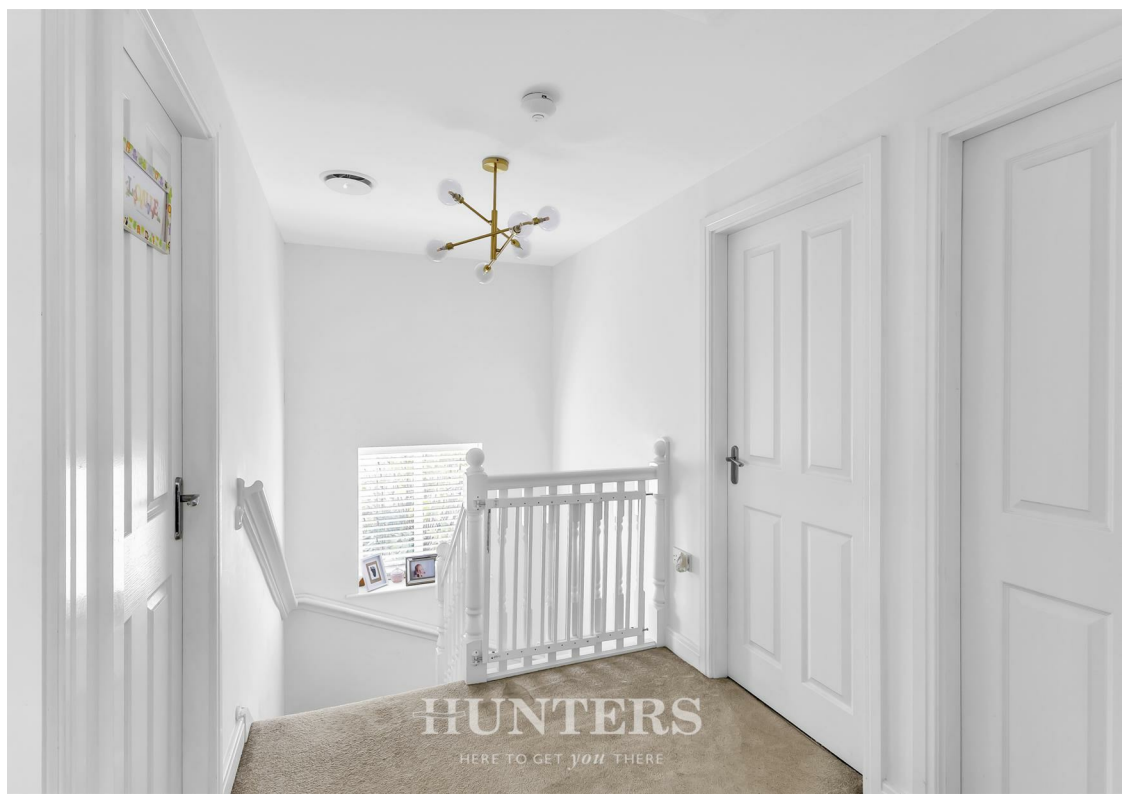
Upstairs continues to impress, featuring a generous landing leading to four well-proportioned bedrooms, each offering comfort and versatility. The principal bedroom provides a luxurious retreat, complete with a contemporary en-suite shower room. The remaining three bedrooms are ideal for children, guests, or use as a home office, all served by a modern family bathroom fitted with stylish fixtures and finishes.

Externally, the property benefits from a beautifully maintained rear garden featuring patio, lawn, and play areas—perfect for family living and outdoor entertaining. To the front, there is a driveway providing ample off-road parking and access to a detached garage.

This exceptional home also enjoys an enviable location. Blencathra Close forms part of a modern, family-friendly community just off Langley Lane, within the catchment area for several well-regarded local schools. Excellent transport links offer easy access to bus, tram, and train services, as well as the motorway network—providing convenient connections to Manchester City Centre and beyond. Nearby Middleton and Heywood town centres offer a wide range of shops, supermarkets, and local amenities, enhancing the property's superb lifestyle appeal.

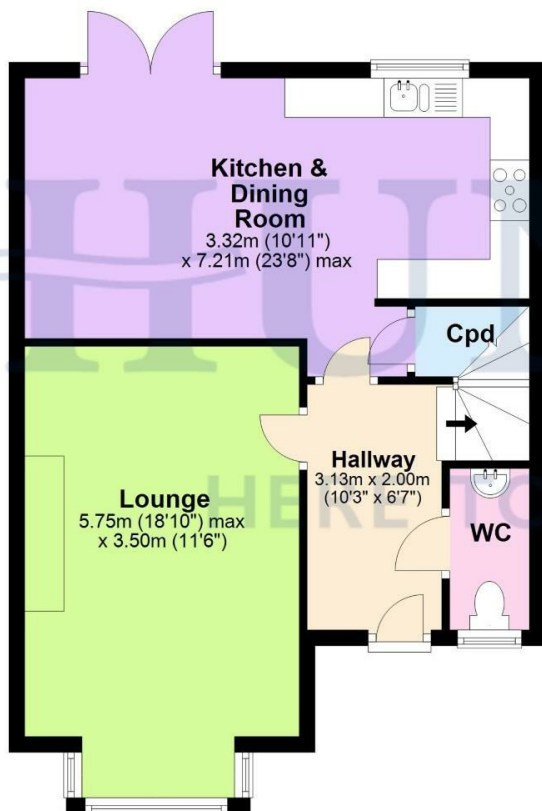
Tenure: Freehold
EPC Rating: B
Council Tax Band: D





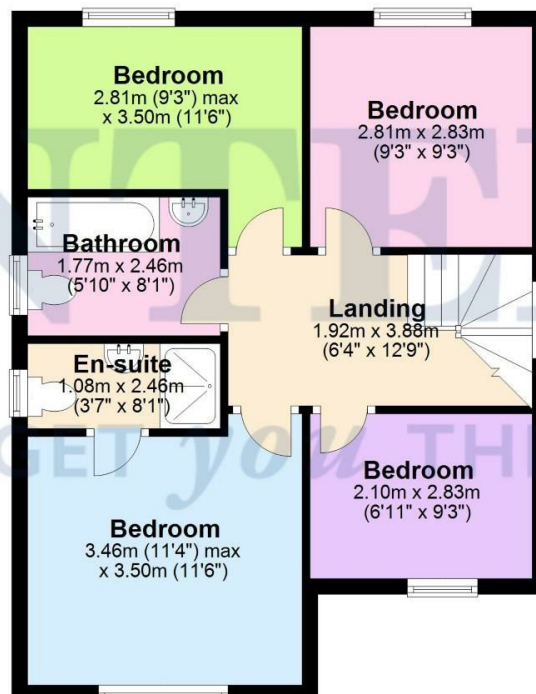
Ground Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



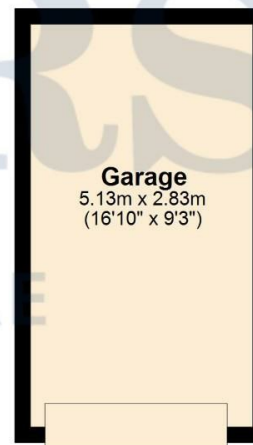
First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Outbuilding

Approx. 14.5 sq. metres (156.4 sq. feet)



Total area: approx. 115.8 sq. metres (1246.1 sq. feet)

Disclaimer - This floor plan 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		94
(81-91) B	84	
(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	

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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