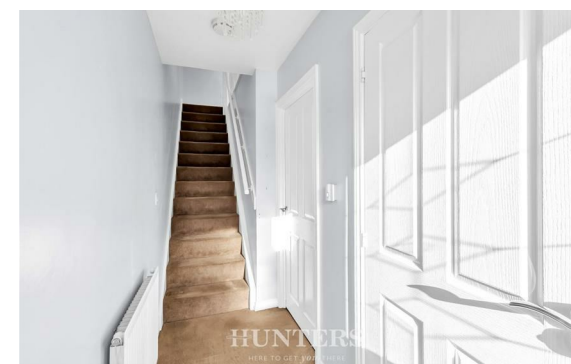




Windermere Road, Middleton M24

- FREEHOLD
- SOUGHT AFTER LOCATION IN MIDDLETON
 - THREE GOOD SIZED BEDROOMS
 - CLOSE TO LOCAL AMENITIES
 - READY TO MOVE INTO
- NO CHAIN
- OFF ROAD PARKING
- GROUND FLOOR WC
- GOOD SIZED REAR GARDEN
- COUNCIL TAX BAND - A

Price £210,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this well maintained three bedroom semi detached home, offered with no onward chain. Located on Windermere Road in Middleton, a popular and established residential area, this property is ideal for first time buyers, young families or those looking to downsize.

On entering, a bright and welcoming hallway provides access to the ground floor WC and leads into the spacious open plan lounge and dining area. This versatile space comfortably accommodates both living and dining furniture and features French doors opening onto the rear garden, allowing natural light to fill the room. The modern kitchen, positioned at the rear, is fitted with a range of units, worktops, and appliance space, creating a practical and functional cooking area. Additionally, a handy storage cupboard is located off the lounge.

Upstairs, the landing gives access to three well proportioned bedrooms and additional storage. A front facing double bedroom and a rear double bedroom providing ample space, while the third bedroom is versatile and ideal as a single room, nursery, home office, or dressing room. Completing the first floor is a modern wet room, thoughtfully designed with a shower area, WC, and wash basin.

Externally, the property benefits from a rear garden, accessible via the lounge’s French doors, perfect for relaxing, entertaining, or family activities. To the front, there is a welcoming approach and off road parking to the side.

Situated in a convenient and sought after location, Windermere Road offers easy access to local amenities, well regarded schools, transport links, and nearby green spaces, making this an excellent choice for buyers seeking a home close to everything Middleton has to offer.

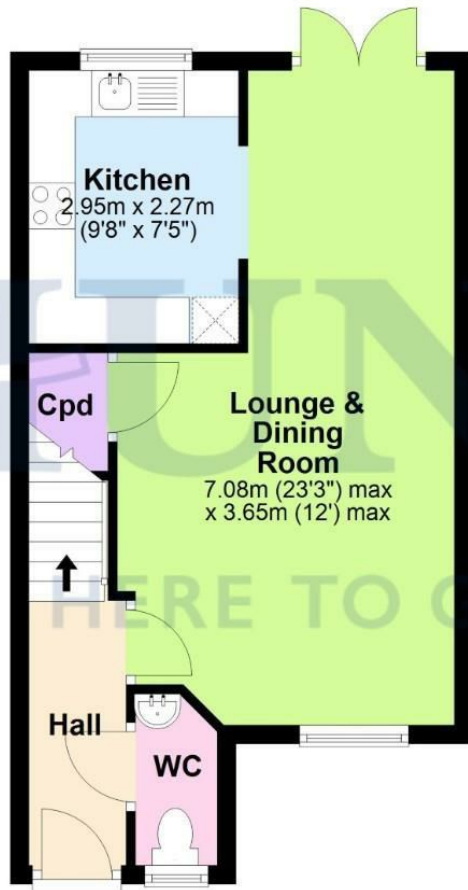
Tenure: Freehold
EPC Rating: TBC
Council Tax Band: A





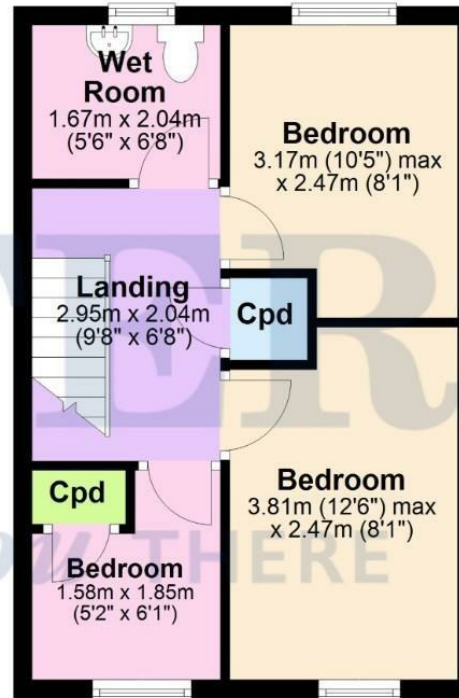
Ground Floor

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



First Floor

Approx. 32.3 sq. metres (347.9 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 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.



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	

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

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