



## The Crescent, Middleton M24

- FREEHOLD
- VERY SPACIOUS LOUNGE / DINING ROOM
- CLOSE TO MOTORWAY LINKS AND AMENITIES
- GATED DRIVEWAY
- 130.4 SQ METRES EXTENDED
- SOUGHT AFTER LOCATION
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- LARGE GARDEN

**£340,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters proudly presents this spacious and extended four-bedroom semi-detached family home situated on The Crescent in Rhodes, Middleton. Measuring at around 130 square metres, this Freehold property has features such as spacious living areas, garden, and convenient off-road parking with a gate. It is ideal for first time buyers or a growing family.

Upon entry, you're greeted by an inviting hallway that sets the tone for the home. The extremely spacious lounge and dining room bask in natural light, creating a warm and welcoming atmosphere perfect for both relaxation and entertaining. A lovely sitting room, part of a thoughtfully designed extension, offers additional downstairs space and features a cosy log burner—ideal for chilly evenings. The well-appointed kitchen boasts ample counter space and flows into a practical utility room, ensuring all your needs are met.

Venture to the first floor, where you'll find three generous double bedrooms, each offering plenty of room for personalization. A versatile box room provides an ideal space for an office or extra storage. Completing this level is a family bathroom designed with both style and convenience in mind. Outside, the property shines with a huge private rear garden, perfect for outdoor gatherings and gardening. The gated driveway offers ample parking for several cars, ensuring you and your guests always have space. This delightful home is ready to welcome you!

Situated on the popular The Crescent, this home boasts a prime location with easy access to local shops, schools, amenities, and transportation networks, including the motorway system. It is also close to Alkington Woods.

Viewing is highly recommended to fully appreciate all that this property has to offer.

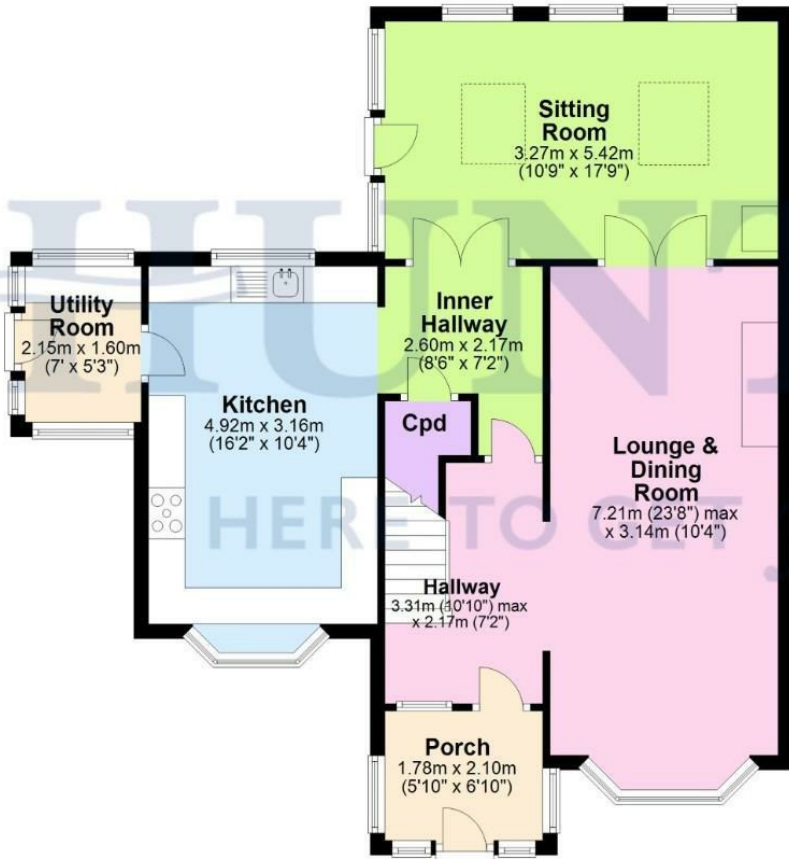
Tenure: Freehold  
EPC Rating: TBC  
Council Tax Band: B





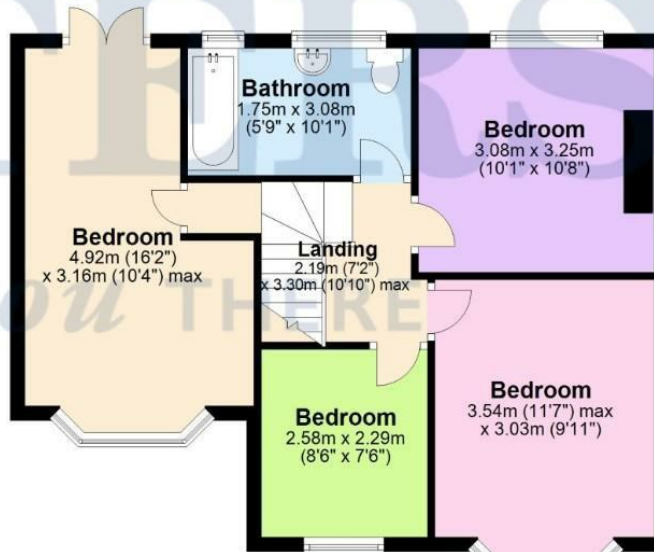
### Ground Floor

Approx. 77.5 sq. metres (833.9 sq. feet)



### First Floor

Approx. 52.9 sq. metres (569.7 sq. feet)




Total area: approx. 130.4 sq. metres (1403.5 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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