



Hereford Way, Middleton, Manchester

- NO CHAIN
- DESIRABLE LOCATION
- BATHROOM AND SEPERATE SHOWER ROOM
- IDEAL FOR A GROWING FAMILY
- SOLAR PANELS
- FOUR BEDROOMS
- SUN ROOM OVERLOOKING PRIVATE REAR GARDEN
- INTEGRAL GARAGE
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND - C

Asking Price £300,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this exciting opportunity to acquire a spacious four bedroom semi detached home on the ever popular Hereford Way. Situated in the sought after area of Boarshaw and offered with no onward chain, this property presents an ideal opportunity for families looking to upsize or buyers seeking a well located home with fantastic potential.

While some modernisation may be desired, the home's generous proportions, character features, and competitive pricing make it a highly attractive prospect.

Upon entering, you are welcomed by a bright and spacious lounge featuring a bay window and an adjoining dining area, both beautifully lit by natural sunlight to create a warm, inviting atmosphere. The well sized kitchen/diner offers ample space for cooking, dining, and entertaining, while the adjoining sunroom provides additional flexibility and direct access to the integral garage, perfect for extra storage or conversion potential.

To the front of the property, there is off road parking, while the rear showcases a generously sized, private landscaped garden, accessed via the sunroom, allowing for a seamless indoor outdoor living experience.

Upstairs, the home comprises three generous double bedrooms and a well proportioned single bedroom, ideal as a child's room, nursery, or home office. The first floor is completed by a shower room and a separate family bathroom, providing convenience for busy households.

Located in a prime position close to local schools, shops, amenities, and with excellent transport links, including easy motorway access, this home offers both comfort and convenience.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic property has to offer.

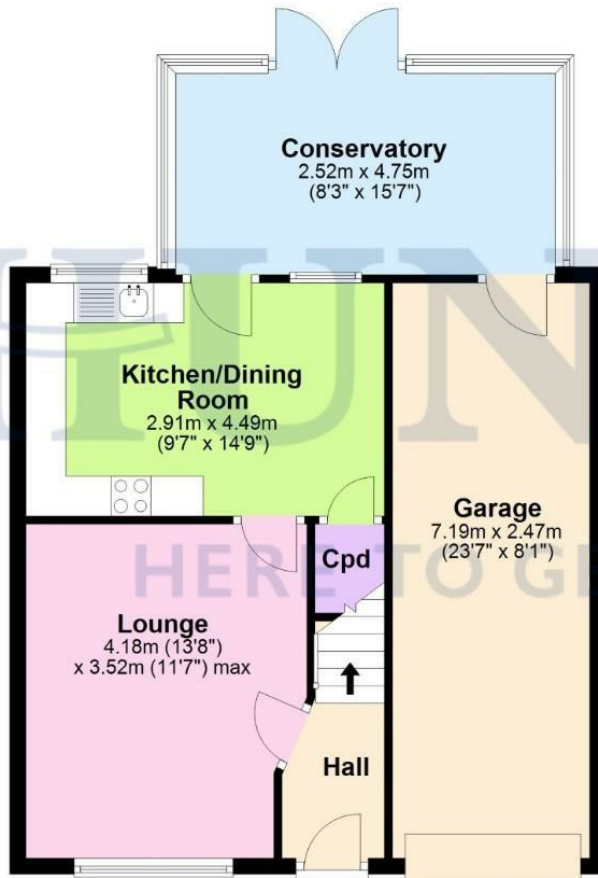
Tenure: Freehold
Council Tax Band: C
EPC Rating: C





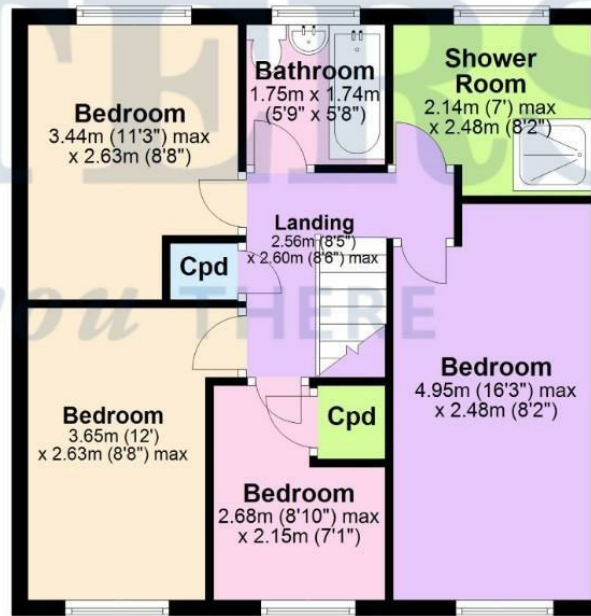
Ground Floor

Approx. 63.1 sq. metres (679.7 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



Total area: approx. 113.9 sq. metres (1225.6 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) A		
(81-91) B		
(69-80) C	72	75
(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.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>