Fusilier Close, Middleton M24

- FREEHOLD
- SIX YEARS NHBC WARRANTY REMAINING
- PERFECT FOR FIRST TIME BUYERS
- TWO PRIVATE PARKING SPACES
- CLOSE TO LOCAL AMENITIES
- BUILT IN 2022
- TWO DOUBLE BEDROOMS
- GROUND FLOOR WC
- LOW MAINTENANCE REAR GARDEN
- EXCELLENT TRANSPORT LINKS

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Offers Over £210,000

Hunters are pleased to offer for sale this attractive and well presented two bedroom modern terraced home, ideally positioned on the popular Fusilier Close development in Middleton. Built in 2022, the property benefits from approximately six years remaining on its NHBC warranty, offering additional reassurance to its new owner. Providing bright, spacious and thoughtfully arranged accommodation throughout, this lovely home is perfect for first time buyers or those looking to downsize.

Upon entering the property, there is a welcoming entrance hall which opens into a generously sized lounge. This comfortable and versatile reception room provides ample space and features a staircase leading to the first floor. From the lounge, an inner hallway provides access to useful built in storage and a convenient ground floor WC.

Positioned at the rear of the property is the spacious kitchen and dining area, fitted with a modern range of wall and base units complemented by contrasting work surfaces. There is an integrated oven and hob, space for additional appliances and plenty of room to accommodate a dining table, making this a practical space. A window and French doors allow plenty of natural light to fill the room while providing direct access to the rear garden.

To the first floor, the landing leads to two generously proportioned double bedrooms, both offering excellent space. The accommodation is completed by a modern family bathroom fitted with a three piece suite comprising a panelled bath with shower over bath, wash hand basin and WC. Further built in storage can also be found on the landing.

Externally, the property benefits from two private parking spaces situated at the front, along with an enclosed, low maintenance rear garden featuring an artificial lawn and paved pathway.

Fusilier Close is conveniently situated for access to a wide range of everyday amenities, including local shops, supermarkets and schools. Middleton town centre and Middleton Shopping Centre are also within easy reach, offering an extensive selection of supermarkets, shops, cafés and services. Middleton bus station provides connections across the surrounding areas, while the nearby M60 and M62 motorway networks make the property particularly well placed for commuters travelling towards Manchester city centre and throughout Greater Manchester.

Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

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

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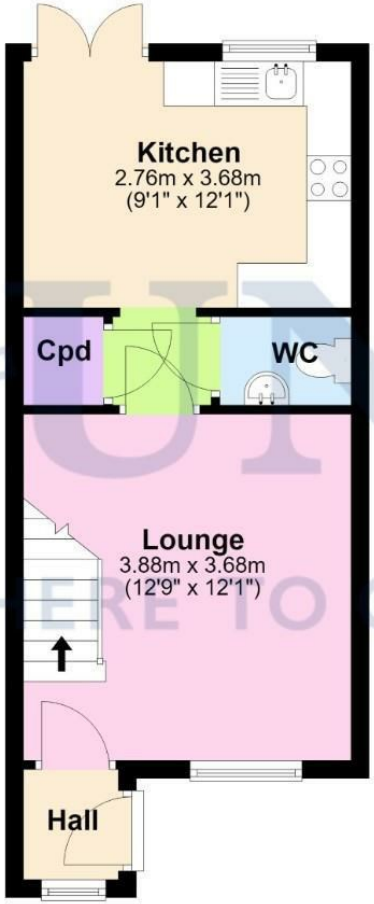
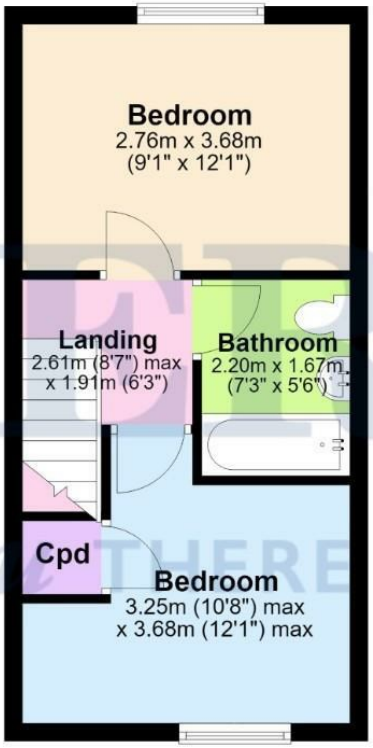
Ground Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.6 sq. feet)

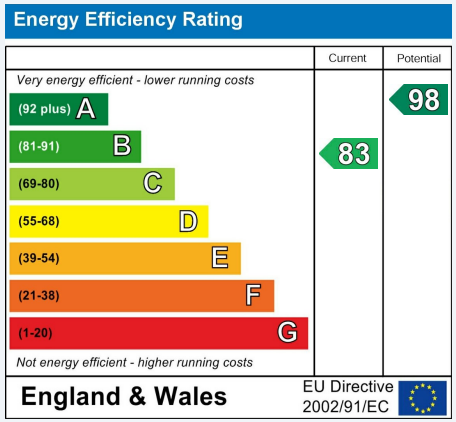


Total area: approx. 59.1 sq. metres (636.5 sq. feet)

Disclaimer - This flooplan 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.



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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The Property Ombudsman