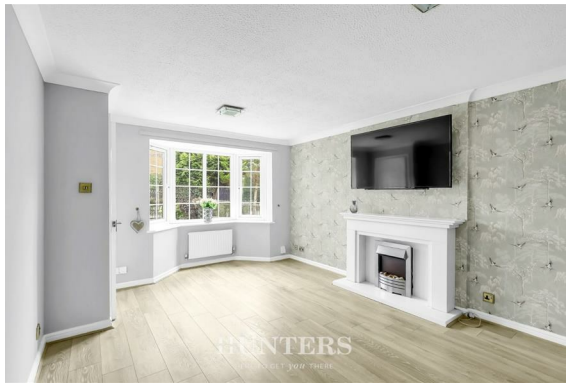








Silverton Grove, Silver Birch, Middleton, M24

- NO CHAIN
- GATED DRIVEWAY
- TWO RECEPTION ROOMS
- POPULAR LOCATION OF SILVER BIRCH
- EV CHARGING POINT
- SITUATED ON A LARGE CORNER PLOT
- CONSERVATORY
- GARAGE AND PARKING FOR AMPLE VEHICLES
- CLOSE TO MOTORWAY LINKS
- SPACIOUS REAR GARDEN

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Offers In The Region Of £360,000

NO CHAIN & LARGE PLOT. Hunters are pleased to market this detached house located on Silverton Grove in the charming area of Silver Birch, Middleton, Manchester. This impressive property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With four well-proportioned bedrooms, it offers ample space for families or those seeking extra room for guests or a home office.

The house features two bathrooms, ensuring convenience for all residents. One of the standout aspects of this property is its large corner plot, which provides a sense of privacy and space. The gated parking area is a significant advantage, allowing for secure off-road parking, while the garage offers additional storage or vehicle space. Notably, there is also an EV charging point, catering to the needs of modern living.

The property benefits from being sold with no chain, making the buying process smoother and more straightforward. A delightful conservatory extends from the main living area, providing a lovely space to enjoy views of the spacious rear garden, ideal for outdoor activities or simply unwinding in a tranquil setting.

This home is a rare find, combining comfort, convenience, and modern amenities in a desirable location. It is perfect for those looking to settle in a welcoming community while enjoying the benefits of a well-appointed family home. Do not miss the opportunity to make this wonderful property your own.

Tenure: Leasehold - 969 years remaining
Ground rent: £90 PA
EPC: C
Council tax band: D









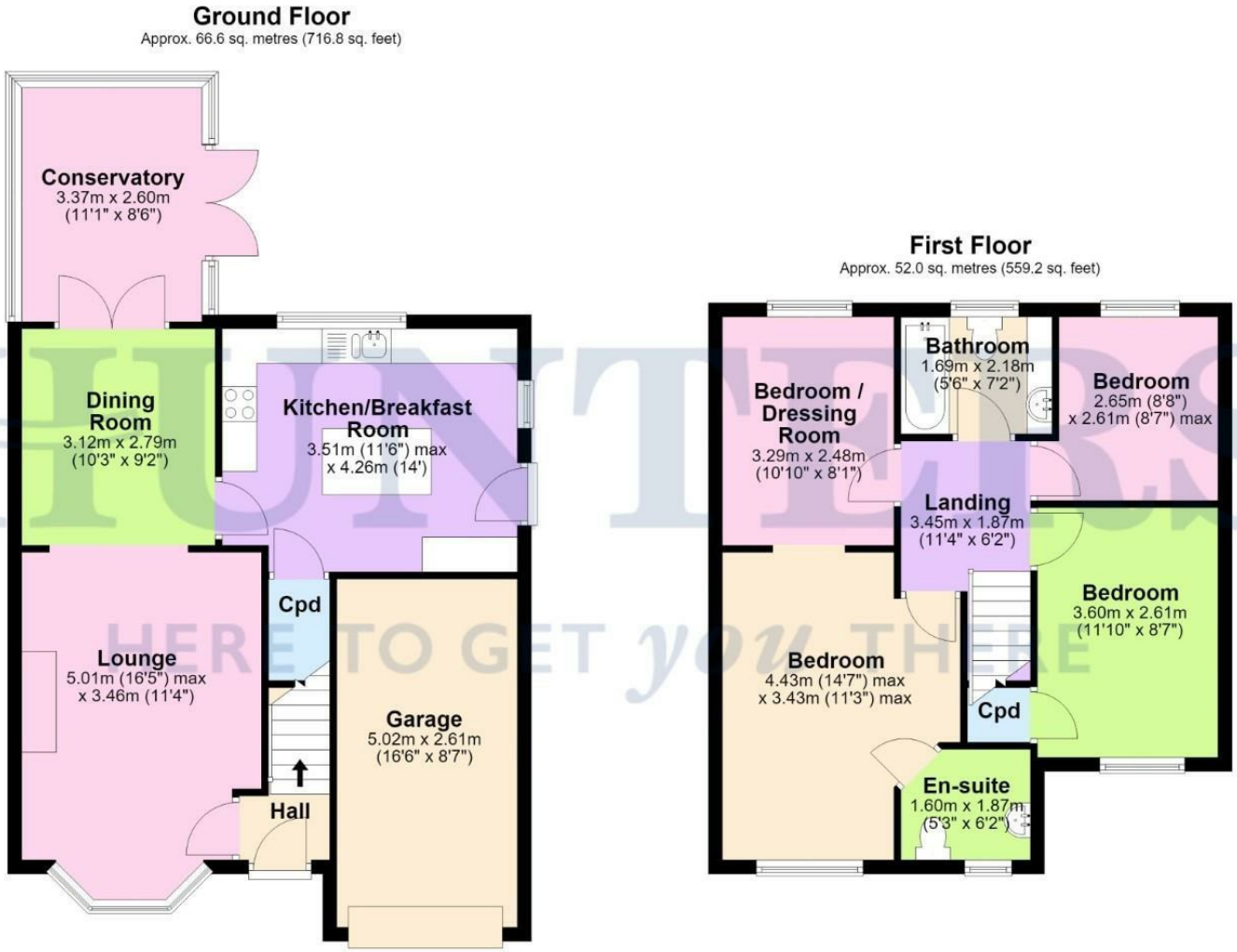


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Total area: approx. 118.5 sq. metres (1276.0 sq. feet)

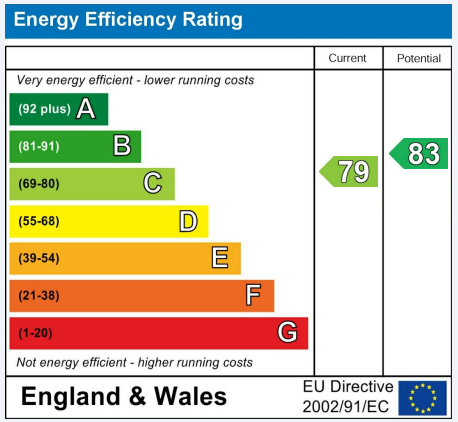
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

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.



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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The Property Ombudsman