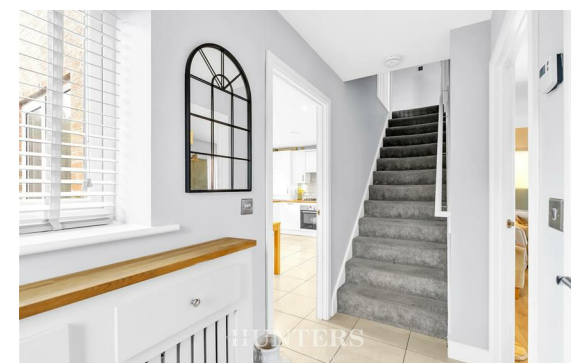




## Thursby Walk, Middleton M24

- LARGE PLOT
- PARKING FOR TWO VEHICLES
- PERFECT FOR A GROWING FAMILY
- EN-SUITE WITH THE MASTER BEDROOM
- EPC RATED A
- FREEHOLD
- SPACIOUS WELL LANDSCAPED REAR GARDEN
- DOWNSTAIRS WC
- COUNCIL TAX BAND C
- VIEWING RECOMMENDED TO APPRECIATE THE PLOT!!!

**Asking Price £295,000**



Hunters are pleased to offer for sale this beautifully presented three bedroom semi detached family home, constructed in 2017 and still benefiting from approximately one year remaining on the NHBC warranty. Occupying a generous plot, this freehold property delivers stylish, contemporary living and is perfectly suited to modern family life.

The property opens into a bright and welcoming entrance hallway, leading through to a spacious lounge that has been tastefully decorated to create a warm and inviting atmosphere. This seamlessly connects to a modern kitchen/dining area, complete with French doors opening onto a large, well maintained rear garden, ideal for entertaining and family enjoyment. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, a spacious landing provides access to two well proportioned double bedrooms and a versatile third room, perfect for use as a nursery, home office, or dressing room. The main bedroom benefits from a private en-suite, while the family bathroom is fitted with a WC, bathtub, and hand wash basin.

Externally, the landscaped rear garden features both patio and decking areas, offering excellent outdoor space for entertaining, along with a lawned play area ideal for summer months. To the side of the property, there is ample off-road parking for multiple vehicles.

Ideally located just moments from Middleton Town Centre, the home enjoys close proximity to a wide range of local amenities, highly regarded schools, and excellent transport links. With easy access to Manchester City Centre and the M62 motorway, this property is perfectly positioned for commuters.

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





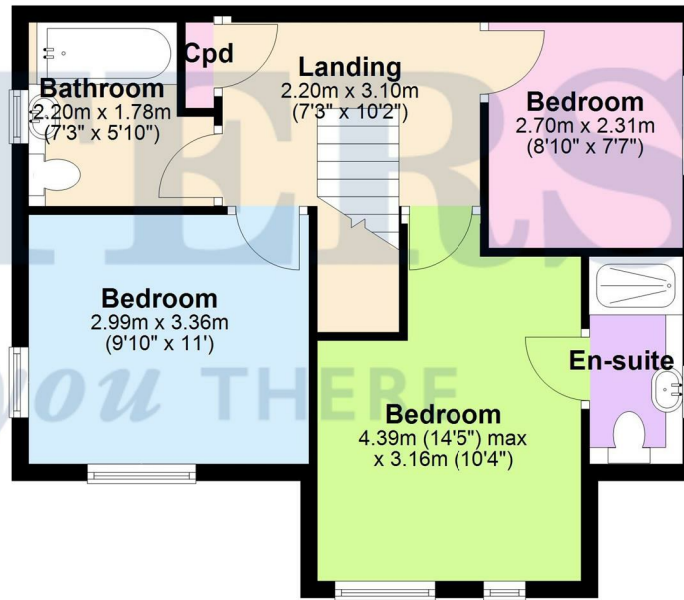
### Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



### First Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 91.0 sq. metres (980.0 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) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

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