



Kelvin Avenue, Middleton M24

- FREEHOLD
- THREE BEDROOM END OF TERRACE
- EXCELLENT TRANSPORT LINKS
- DETACHED OUTBUILDING / HOME OFFICE OR SALON
- EPC RATING - C
- IDEAL FOR A GROWING FAMILY
- OPEN PLAN KITCHEN/DINING
- DOWNSTAIRS WC
- CLOSE TO SHOPS, SCHOOLS & MIDDLETON CENTRE
- COUNCIL TAX BAND - A

Asking Price £215,000

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HERE TO GET *you* THERE

Hunters are delighted to present this welcoming and versatile three bedroom end of terrace family home on Kelvin Avenue in Middleton, Manchester. Offering generous living space across two floors, the property also benefits from a substantial detached outbuilding, perfect for a growing family or those needing extra space.

The ground floor flows effortlessly from room to room. The lounge is bright and inviting, providing a comfortable spot to relax, while the open plan kitchen and dining area at the rear is ideal for family life and entertaining. With plenty of space for cooking, dining, and socialising, it's perfect for everyday living as well as hosting friends and family. A convenient downstairs WC adds to the practicality.

Upstairs, there are three well proportioned bedrooms, all filled with natural light and offering flexibility for family, guests or a home office. The master bedroom also benefits from fitted wardrobes, providing excellent storage. The family bathroom is accessed from the landing, which also features built in storage.

Outside, the property continues to impress. The rear garden has a decked seating area and artificial grass, providing a low maintenance space for relaxing or entertaining. A path leads to the detached outbuilding, currently used as a salon, ideal for a home business or extra workspace, with its own reception area and store room. At the front, a paved area creates a smart and practical approach to the home.

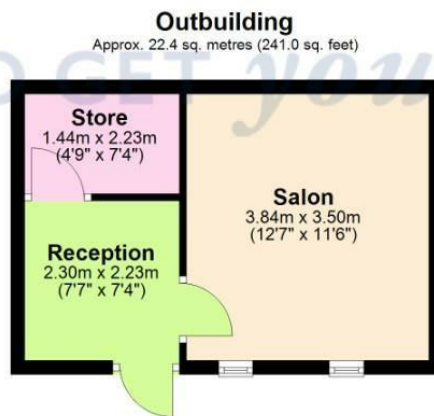
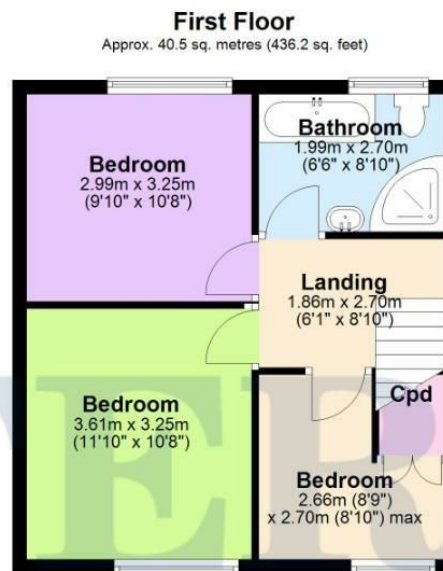
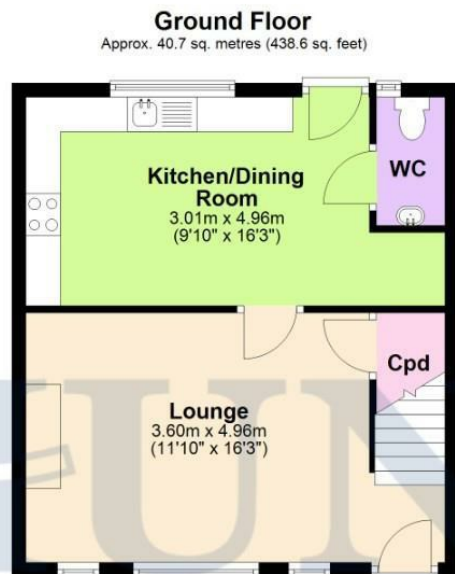
Kelvin Avenue is conveniently located close to local shops, schools, and amenities, with Middleton town centre just a short distance away. Excellent transport links offer easy access to Manchester city centre and surrounding areas, making this an ideal location for families and commuters alike.

Early viewing is highly recommended to fully appreciate everything it has to offer.

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







Total area: approx. 103.7 sq. metres (1115.8 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
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.



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