



## Church Road, Middleton, Manchester, M24

- INVESTMENT OPPORTUNITY
  - FREEHOLD
- CLOSE TO 2,900 SQ FT
- TWO KITCHEN AREAS
- COUNCIL TAX BAND C
- RECENT REWIRE AND NEW BOILER
  - NO CHAIN
- 8 BEDROOMS OVER FOUR FLOORS
  - EPC RATED D
- VIEWING RECOMMENDED!

**Asking Price £379,000**

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HERE TO GET *you* THERE

**EIGHT BEDROOM, FREEHOLD & NO CHAIN.** Located on Church Road in the popular area of Middleton, Manchester, this impressive detached house presents a remarkable opportunity for both large families and astute investors. Spanning an expansive 2,900 square feet over four thoughtfully designed floors, this property boasts an abundance of space and versatility.



Upon entering, you will find two generous reception rooms, perfect for entertaining guests or enjoying family gatherings. The house features a total of eight well proportioned bedrooms, providing ample accommodation for a growing family or the potential for rental income. With three bathrooms, morning routines will be a breeze, ensuring comfort and convenience for all residents.

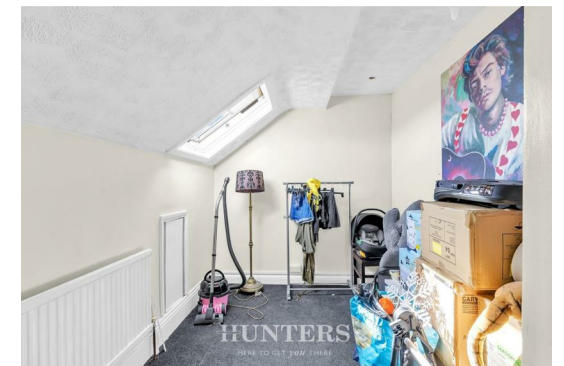


One of the standout features of this property is the basement, which includes an additional kitchen space and a shower room. This area could serve as a self contained living space, ideal for older children, guests, or even as a rental unit, further enhancing the investment potential of this remarkable home.



The property also benefits from off road parking to the side and rear, providing secure and convenient access for multiple vehicles.

In summary, this substantial detached house on Church Road is a rare find, offering a wealth of space and flexibility in a desirable location. Whether you are looking to accommodate a large family or seeking a promising investment opportunity, this property is sure to meet your needs and exceed your expectations.



Tenure: Freehold  
EPC Rated: D  
Council Tax Band: C



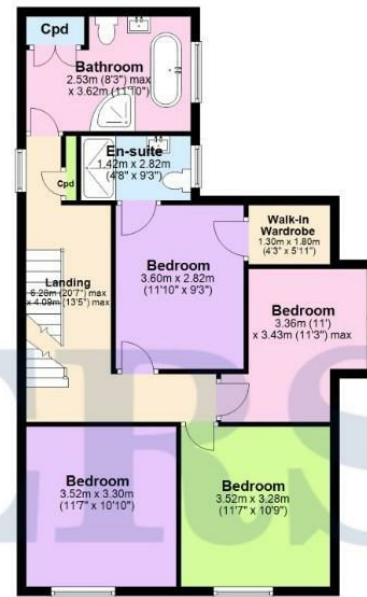
**Lower Ground Floor**  
Approx. 75.0 sq. metres (807.3 sq. feet)



**Ground Floor**  
Approx. 73.6 sq. metres (792.1 sq. feet)

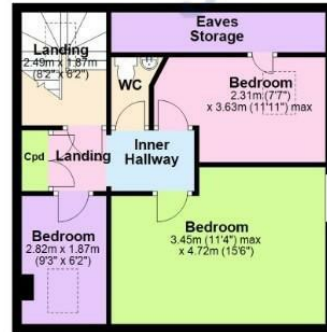


**First Floor**  
Approx. 73.9 sq. metres (795.3 sq. feet)



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**Second Floor**  
Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 263.5 sq. metres (2836.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>55</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

### 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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