



Mount Pleasant, Middleton, Manchester, M24

- NO CHAIN
- GATED OFF ROAD PARKING FOR AMPLE VEHICLES
- TIERED REAR GARDEN
- GROUND FLOOR BEDROOM
- 4 BEDROOM DETACHED
- BEAUTIFULLY PRESENTED
- MASTER WITH BALCONY AND EN-SUITE
- CLOSE TO MOTORWAY LINKS AND HEATON PARK
- EPC RATED C
- VIEWING HIGHLY RECOMMENDED

Asking Price £560,000

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NO CHAIN & FREEHOLD. This exceptional four-bedroom detached family home offers beautifully presented, contemporary interiors finished to an impressive standard throughout. Benefitting from electric-gated private parking and low-maintenance gardens, the property features a superb open-plan layout, complemented by a ground floor bedroom and shower room for added flexibility.

Situated in the sought-after area of Mount Pleasant, Middleton, Manchester, this superb home has been thoughtfully styled and enhanced by the current owners to create outstanding modern family living. The open-plan design has been carefully considered to maximise natural light and connectivity between living spaces, while still allowing for privacy where required.

A ground floor bedroom and shower room provide excellent versatility, ideal for guests, multi-generational living or home working. The principal bedroom further benefits from a private balcony and en-suite shower room, adding a touch of luxury to this already impressive home.

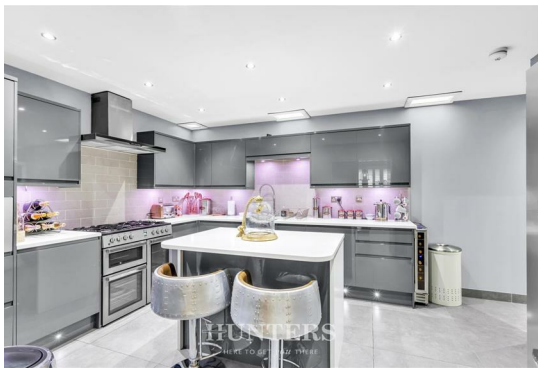
Entrance hall, spacious open-plan living and dining area, breakfast kitchen, utility room, bedroom four and ground floor shower room. To the first floor is the landing, principal bedroom with balcony and en-suite, three further bedrooms and a modern family bathroom.

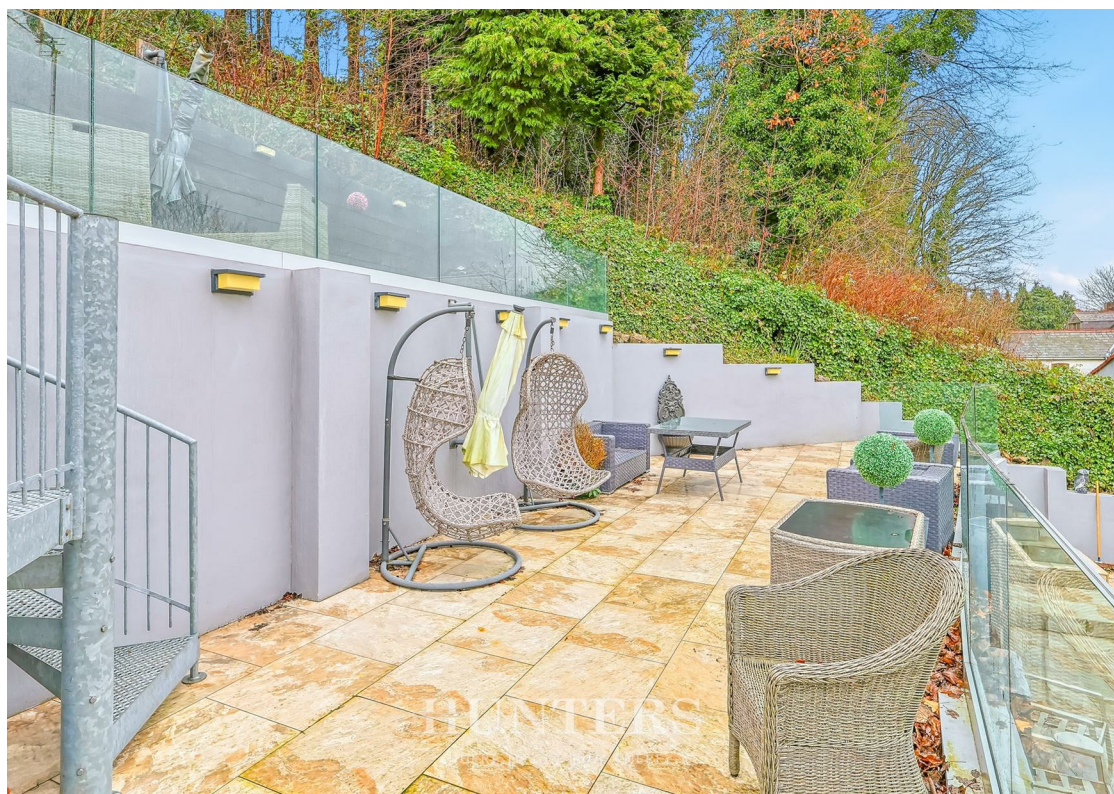
Externally, the property enjoys electric-gated private parking to the front. To the rear are tiered, low-maintenance garden areas, providing ideal outdoor space for relaxing and enjoying the attractive wooded backdrop.

Tucked away just off Manchester Old Road, the property occupies a peaceful yet highly convenient location. A wide range of amenities are available locally and in nearby Middleton town centre. Heaton Park, M60 motorway connections and excellent public transport links are all within easy reach, along with supermarkets, leisure facilities, healthcare services and well-regarded schools.

An outstanding family home in a prime location – early viewing is strongly advised.

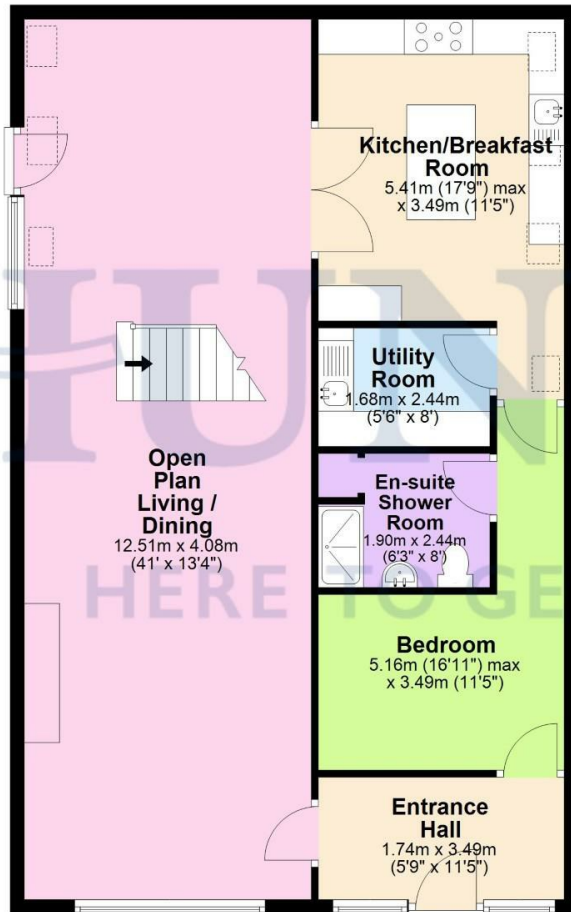
EPC Rated: C
Tenure: Freehold
Council tax band: F





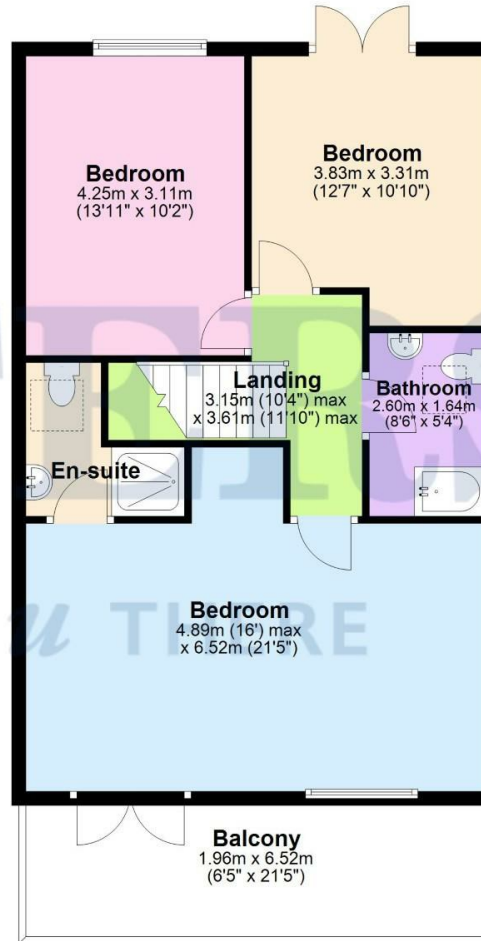
Ground Floor

Approx. 95.9 sq. metres (1032.2 sq. feet)



First Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 163.9 sq. metres (1764.6 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		
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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