



Viscount Drive, Middleton M24

- NO CHAIN
- EN-SUITE TO TOP FLOOR MASTER BEDROOM
- COMMUNAL PARK, PERFECT FOR FAMILIES
- CLOSE PROXIMITY TO M60 MOTORWAY
- CLOSE TO BOWKER VALE TRAM STATION
- THREE STOREY THREE BEDROOM
- SOUGHT AFTER LOCATION
- ALLOCATED PARKING TO THE REAR
- CLOSE TO HEATON PARK
- EPC RATING - C

Offers In Excess Of £264,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to offer this beautifully presented three bedroom, three storey mid terraced property on Viscount Drive in the highly sought after Rhodes area. Located within the attractive Sovereign Gate development. Built around 2012 by award winning Morris Homes, this modern property is offered with no onward chain and is ready for immediate move in.

The ground floor features a welcoming hallway, a bright and spacious lounge, an open plan kitchen/dining area with French doors leading to a private rear garden and a convenient downstairs WC. The first floor offers two generous bedrooms and a contemporary family bathroom with a separate bath and shower. The second floor is dedicated to a large master bedroom with Velux windows and a private en-suite.

Outside, the rear garden is well maintained with gated access to allocated parking, while the front garden overlooks a communal park, ideal for families. The home is ideally located close to Heywood Old Road and Manchester Old Road (A576), providing easy access to local shops, schools, a nursery, Sainsbury's supermarket, Heaton Park, the David Lloyd Health Club, and nearby open countryside.

Early viewing is highly recommended to appreciate the space, finish, and location of this fantastic home.

Tenure: Leasehold - approx. 833 years remaining

Ground Rent: £250.00 per annum.

Service Charge: £19.30 per month.

Council Tax Band: C

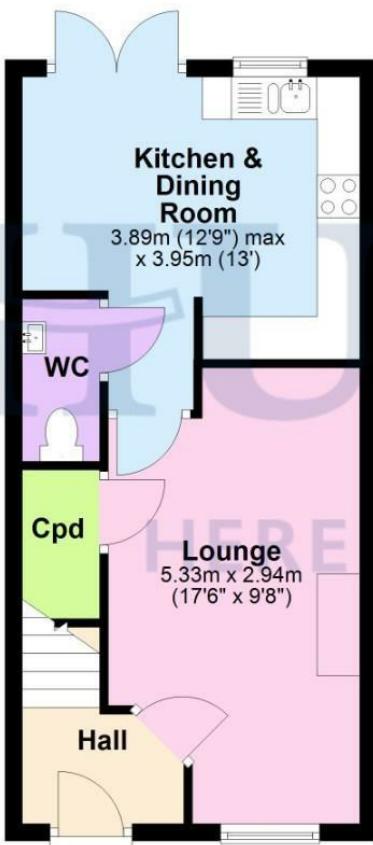
EPC Rating: C





Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



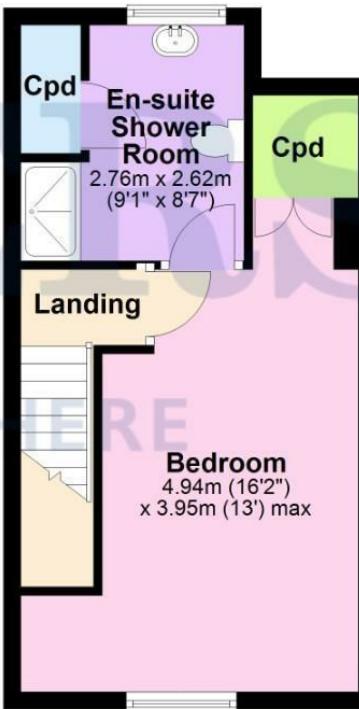
First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Second Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	83
(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.

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