



Price £259,950

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Hereford Way, Manchester

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- Semi Detached
- Three Bedrooms
- Lounge
- Dining Kitchen
- Modern Family Bathroom
- Generous Rear Garden
- Ample Off Road Parking
- Popular Residential Area
- Close To Open Countryside
- Viewings Are Highly Recommended

This well presented three bedroom semi detached property offers generous family living accommodation and is situated within a popular residential area of Middleton within easy access to excellent local schools and amenities, public transport links, walking distance of the open countryside and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, dining kitchen, conservatory and utility room all to the ground floor whilst to the first floor are three bedrooms and family bathroom. Externally, to the front of the property is a resin driveway providing ample off road parking, leading to an attached garage whilst to the rear of the property is a generous garden area with decked and Indian stone patio areas, lawn garden and side decked patio. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE PORCH :** Via a UPVC double glazed entrance door.

**LOUNGE :** Via a UPVC entrance door with radiator, stairs leading to first floor and UPVC double glazed window to front elevation.



**DINING KITCHEN :** Laminate flooring throughout, range of wall and base units, integrated double oven, four ring halogen hob, circular stainless steel sink unit with mixer tap, plumbed for washing machine, radiator, single glazed wooden windows, wooden door leading to conservatory and door leading to utility room.



**UTILITY ROOM :** Plumbed for washing machine and dryer, door leading to garage and door leading to rear garden.



**CONSERVATORY :** Of UPVC construction with laminate flooring and UPVC double glazed French doors leading to rear garden.



**LANDING :** With loft access hatch, built in storage cupboard and UPVC double glazed window.



**BEDROOM ONE :** Rear double bedroom with radiator and UPVC double glazed window.



**BEDROOM TWO :** Front double bedroom with radiator and UPVC double glazed window.



**BEDROOM THREE** : Front single bedroom with built in storage cupboard, radiator and UPVC double glazed window.



**BATHROOM** : Modern bathroom comprising of bath with overhead rain shower, vanity sink unit and WC, fully tiles walls and floor, UPVC double glazed ceiling with inset spotlights and UPVC double glazed window.



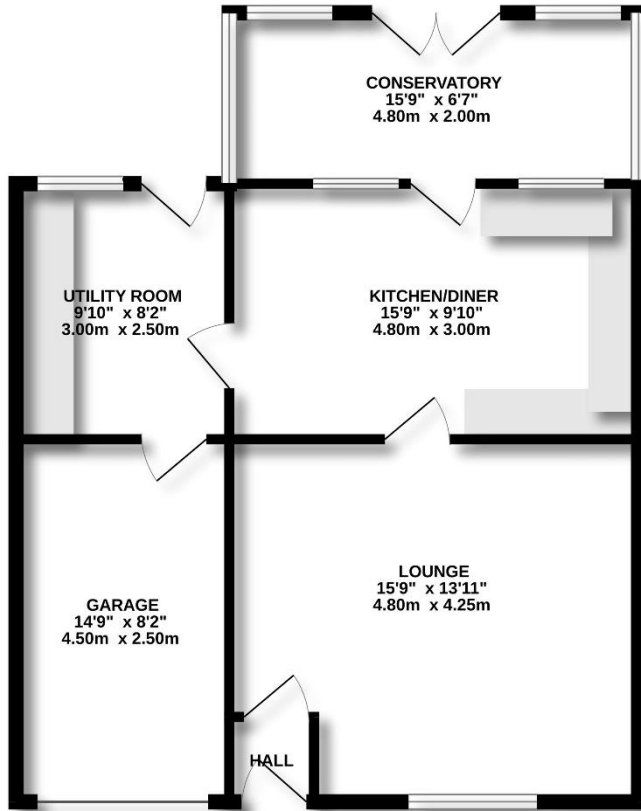
**OUTSIDE** : Externally to the front of the property is a resin driveway providing ample off road parking, leading to an attached garage whilst to the rear of the property is a generous garden area with decked and Indian stone patio areas, lawn garden and side decked patio.



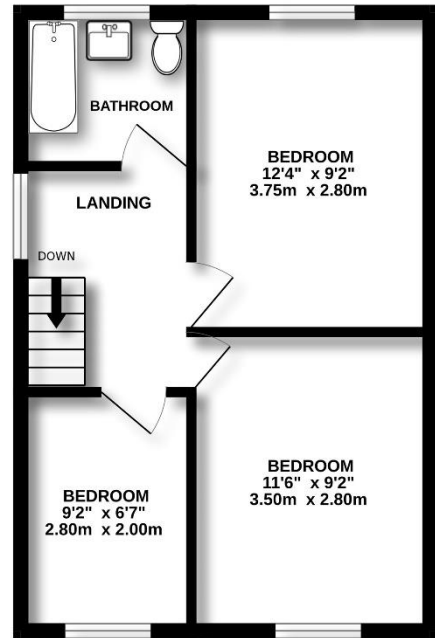


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 <b>B</b>
69-80	<b>C</b>	74 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.