



## Mellalieu Street, Middleton M24

- FREEHOLD
- OFF ROAD PARKING AND GARAGE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- EPC RATED C
- BATHROOM AND SEPERATE SHOWER ROOM
- EXTENDED
- VERY SPACIOUS PROPERTY
- PRIME LOCATION
- THREE DOUBLE BEDROOMS
- COUNCIL TAX BAND C

**Offers In Excess Of £315,000**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters are proud to present this beautifully extended and spacious three bedroom semi detached home, ideally located on the ever popular Mellalieu Street in Middleton. Offered as a freehold, this charming property provides generous living accommodation, making it an excellent choice for growing families seeking both comfort and convenience.

The home opens into a bright and welcoming entrance hallway that leads effortlessly into a spacious lounge and dining area, ideal for both relaxing evenings and entertaining guests. This light filled space extends out to the beautifully maintained, tiered rear garden, which serves as a standout feature of the property. The modern, well equipped kitchen offers ample workspace and flows through to the integral garage, providing additional storage and functionality.

Upstairs, you'll find three generously sized double bedrooms, each featuring quality fitted wardrobes. The first floor is further enhanced by a contemporary family bathroom and a separate shower room, offering practical convenience for family life.

Externally, the property benefits from off road parking for multiple vehicles and an integral garage that can accommodate a car or be used for additional storage. The rear garden is truly impressive, offering a peaceful, private space perfect for outdoor entertaining or family enjoyment.

Mellalieu Street remains a highly sought after residential area thanks to its excellent transport links and proximity to local amenities. Nearby, you'll find well regarded schools, parks, shops, and Middleton town centre just a short drive away. Commuters will appreciate easy access to Manchester city centre and surrounding areas.

A wonderful home full of character and space, viewing is highly recommended to fully appreciate all it has to offer. Don't miss out, book your appointment today!

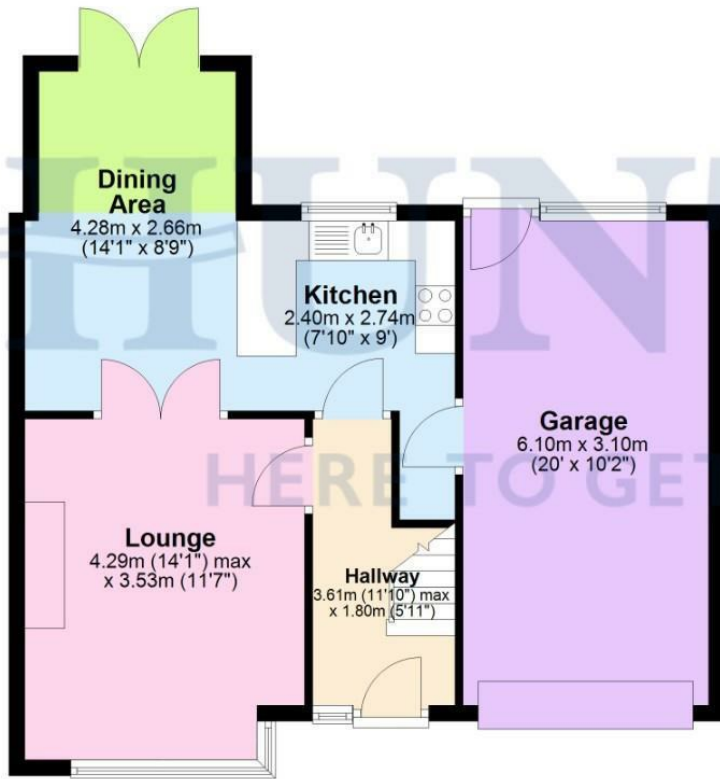
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: C





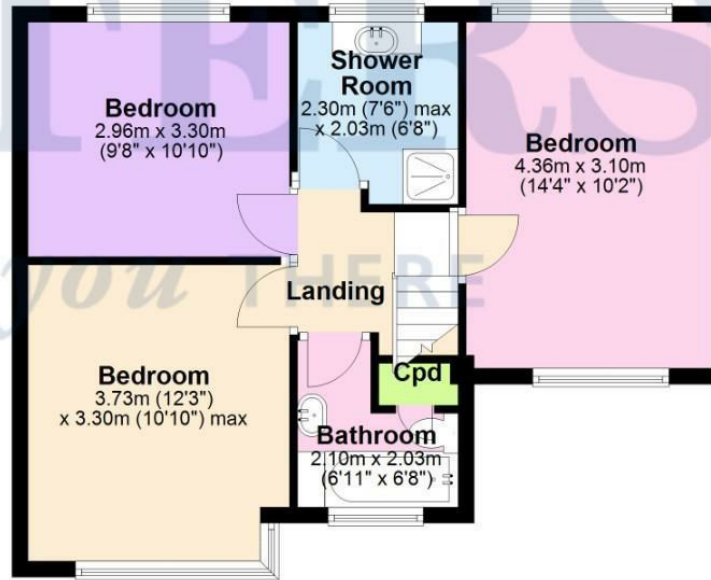
## Ground Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



## First Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



Total area: approx. 108.4 sq. metres (1167.0 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>                            | 75                      | 80        |
| (55-68) <b>D</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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