



## Gatesgarth Road, Middleton, Manchester

- FREEHOLD
- DRIVWAY FOR AMPLE VEHICLES
- IDEAL FOR FIRST TIME BUYERS AND GROWING FAMILIES
- OPEN PLAN LIVING ON GROUND FLOOR
- THREE BEDROOM END TERRACE
- RECENTLY RENOVATED TO A HIGH STANDARD
- LARGE PRIVATE REAR GARDEN
- NO ONWARDS CHAIN
- COUNCIL TAX BAND A
- EPC RATED C

**Offers Over £229,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## FREEHOLD | NO CHAIN | RECENTLY RENOVATED.

Situation on Gatesgarth Road in Middleton, Manchester, this delightful end terrace house presents an excellent opportunity for first-time buyers and growing families alike. Offered for sale with the added benefit of no chain and as a Freehold property, this home is ready for you to move in and make it your own.

The residence boasts three well-proportioned bedrooms, providing ample space for family living. The inviting reception room is perfect for relaxation and entertaining guests. Recently renovated to a high standard, the property features a stunning new premium kitchen equipped with integrated appliances, making meal preparation a joy. The brand new modern bathroom, complete with a luxurious bathtub and overhead shower, adds a touch of elegance to your daily routine. Throughout the home, you will find high-quality flooring that enhances the overall aesthetic and comfort.

One of the standout features of this property is the large rear garden, which offers a private oasis for outdoor enjoyment. This space not only provides a wonderful area for children to play but also presents the potential for further extension, should you wish to expand your living space in the future. Additionally, the driveway accommodates multiple vehicles, ensuring convenience for you and your guests.

In summary, this beautifully renovated end terrace house on Gatesgarth Road is a perfect blend of modern living and potential, making it an ideal choice for those looking to settle in a welcoming community. Don't miss the chance to view this exceptional property.

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





## 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.

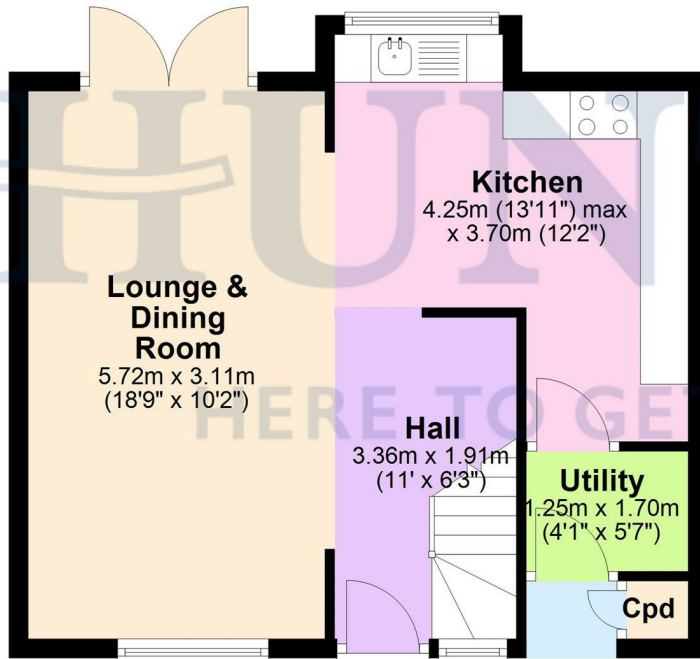
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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

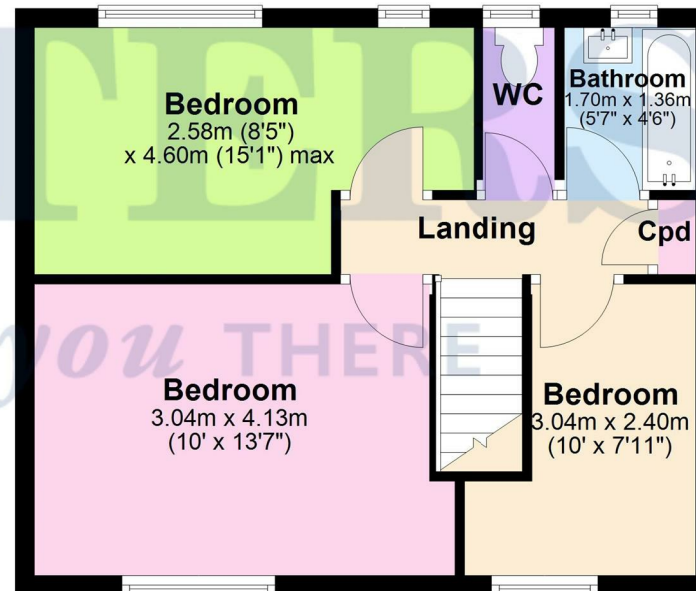
### Ground Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



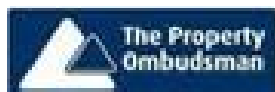
Total area: approx. 76.7 sq. metres (825.8 sq. feet)

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.

### 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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