



## Stanycliffe Lane, Middleton M24

- FREEHOLD
- OFF ROAD PARKING
- BRIGHT AND SPACIOUS LOUNGE TO THE FRONT
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- EPC RATING - B
- THREE BEDROOM SEMI DETACHED HOME
- CLOSE TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS
- BEAUTIFULLY PRESENTED REAR GARDEN
- EARLY VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND - A

£250,000

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

Hunters are delighted to offer for sale this beautifully presented three bedroom semi detached home on Stanycliffe Lane, situated in a popular and convenient part of Middleton, Manchester. Offering generous living space, a practical layout and excellent potential for growing families, this property truly stands out as one not to be missed.

As you enter the property, you're welcomed into a hallway which gives access to the main ground floor rooms and also includes a handy storage cupboard. From here, you step into a bright and comfortable lounge which sits at the front of the home, a really nice space to unwind in the evenings or enjoy time with family.

To the rear of the property is the dining area, which flows nicely from the lounge and provides a great space for a family. French doors open directly out onto the rear garden, creating a seamless indoor/outdoor feel and allowing plenty of natural light to fill the space, perfect for entertaining or enjoying the warmer months. Just off the dining area is the kitchen, which is well laid out with plenty of worktop and cupboard space, and has a practical feel that works well for day to day living.

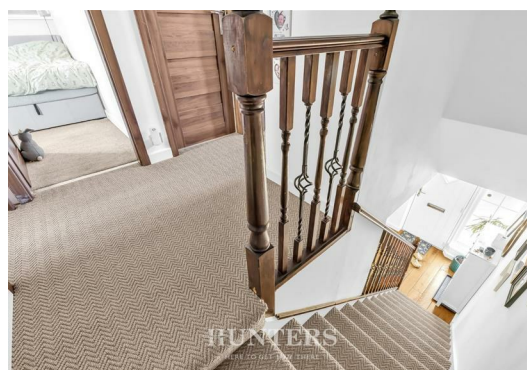
Upstairs, the property continues to offer well proportioned accommodation with three bedrooms. The main bedroom is a really good size, while the second bedroom is also a generous double, and the third bedroom works perfectly as a child's room, guest room or even a home office if needed. The first floor is completed by a family bathroom which serves all three bedrooms.

Outside, to the front of the property there is off road parking for several cars, providing excellent convenience. To the rear is where this home really shines with a beautifully maintained garden that is a real standout feature. A generous decked seating area with a pergola creates a fantastic space for relaxing or entertaining, while the sweeping lawn provides plenty of room for children to play or for simply enjoying the outdoors.

The property is positioned on the ever popular Stanycliffe Lane in Middleton, a well established residential area in a convenient location. The area offers excellent access to a wide range of local amenities, well regarded schools and reliable transport links, making it ideal for commuters and families alike. With parks, shops, and everyday essentials all within easy reach, it provides a practical yet comfortable lifestyle in a sought after part of Middleton.

This is a well loved home with plenty of potential and would be a fantastic opportunity for anyone looking to put their own stamp on a property in a sought after location. Early viewing is highly recommended.

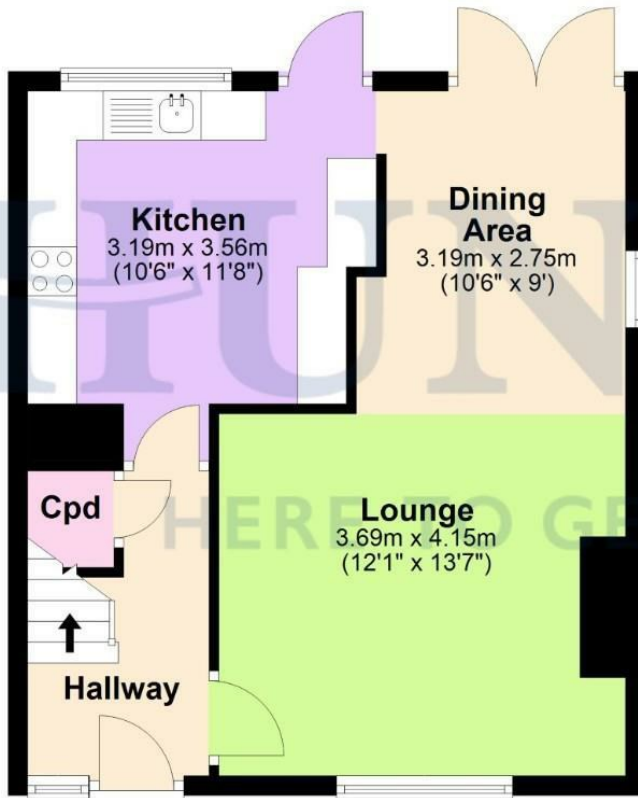
Tenure: Freehold  
EPC Rating: B  
Council Tax Band: A





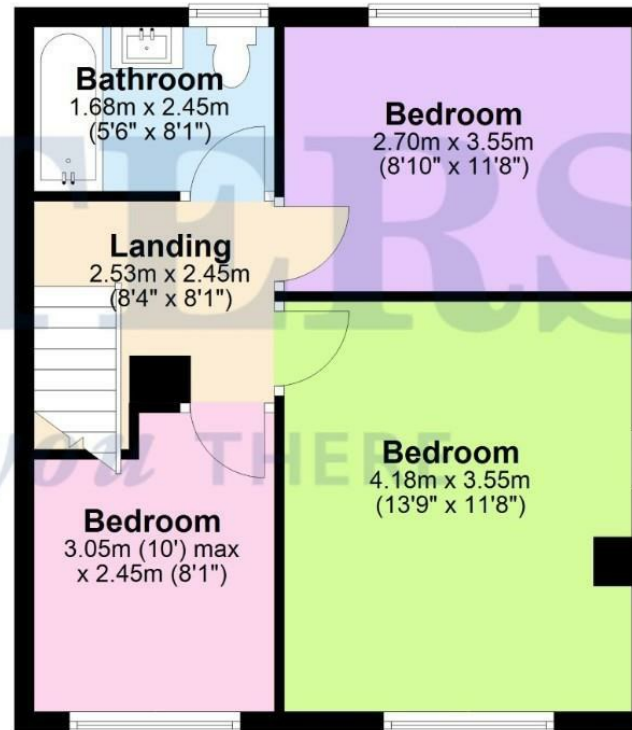
## Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 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.



## 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>		74	85
(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

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