



## Watt Drive, Middleton M24

- FREEHOLD
- BUILT IN 2024
- IDEAL FOR FIRST TIME BUYERS
  - OFF ROAD PARKING
- THREE GOOD SIZED BEDROOMS
- IMMACULATLY PRESENTED THROUGHOUT
  - 8 YEARS REMAINING ON THE NHBC
  - BEAUTIFULLY PRESENTED GARDEN
  - CLOSE TO LOCAL AMENITIES
  - EPC RATING - B

Asking Price £253,000

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

Hunters are proud to present for sale this beautifully presented three bedroom mid terraced home, situated on the highly sought after Watt Drive development in Middleton. Built in 2024 and benefitting from 9 years remaining on the NHBC warranty, this modern and stylish property offers off road parking, a spacious private garden, and flexible living space, perfect for first time buyers, professionals, or growing families seeking a move in ready home.

As you enter the property, you're greeted by a bright and welcoming hallway that leads into a contemporary, well appointed kitchen complete with integrated appliances and high quality finishes. Adjacent to the kitchen is an open plan lounge and dining area which is thoughtfully designed with family living in mind, featuring French doors that open onto a beautifully landscaped rear garden, ideal for entertaining or relaxing during warmer months. A convenient downstairs WC completes the ground floor.

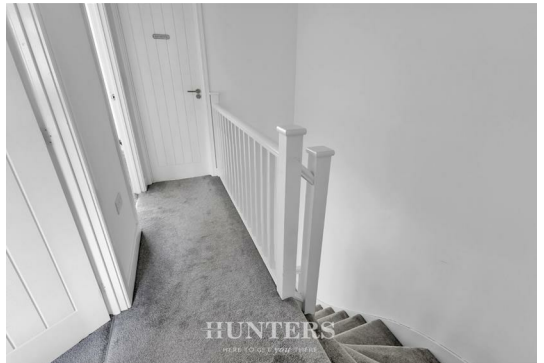
Upstairs, the home offers two generously sized double bedrooms, along with a versatile third bedroom currently used as a walk in wardrobe/study, perfect for a nursery, guest room, or home office. The stylish family bathroom features a shower over bath, WC, and wash basin, all finished to a high standard.

Externally, the property benefits from off road parking directly to the front and a large, well maintained rear garden with patio, an excellent space for outdoor dining and family gatherings.

Watt Drive is part of a popular modern development in Middleton, ideally located for families and commuters alike. The area offers excellent access to local amenities, well regarded schools such as Bowlee Park Community Primary and St Anne's Academy and green spaces including Heaton Park. With convenient transport links to Manchester city centre and the M60/M62 motorway network nearby.

This is a truly immaculate home that offers comfort and style, an early viewing is highly recommended as this is not one to be missed.

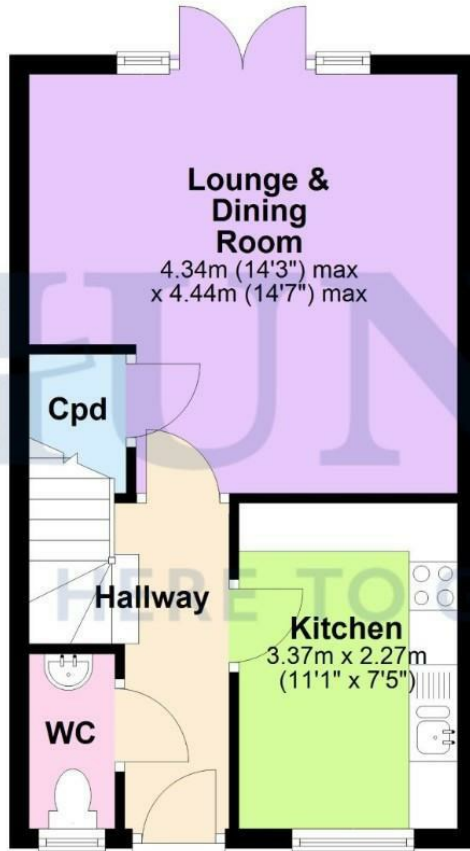
Tenure: Freehold  
EPC Rating: B  
Council Tax Band: B





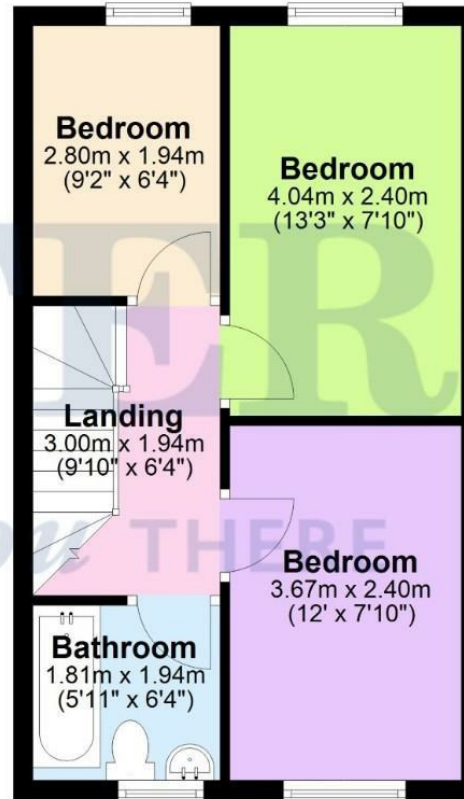
## Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 69.4 sq. metres (746.6 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>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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

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