







Cotton Lane, Middleton, Manchester, M24

- FREEHOLD
- THREE BEDROOMS OVER THREE FLOORS
- DETACHED GARAGE
- EN-SUITE WITH MASTER BEDROOM
- COUNCIL TAX BAND C
- SERVICE CHARGE £248.63 PA
- EPC RATED B
- BUILT IN 2022
- DOWNSTAIRS WC
- VIEWING RECOMMENDED!

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Asking Price £290,000

FREEHOLD. Located on Cotton Lane in the popular area of Rhodes, Middleton, Manchester, this delightful semi-detached house offers a perfect blend of comfort and modern living. As a freehold property, it provides the added benefit of ownership without the constraints of leasehold agreements.

This home boasts three spacious double bedrooms spread across three floors, ensuring ample space for family living or guests. The master bedroom is particularly impressive, featuring an en-suite bathroom that adds a touch of luxury to your daily routine. In addition to the en-suite, the property includes a well-appointed family bathroom and a convenient downstairs WC, making it ideal for busy households.

The ground floor is designed for both relaxation and entertainment, with a welcoming reception room that flows seamlessly into the kitchen area. French doors open up to the rear garden, creating a lovely indoor-outdoor connection that is perfect for summer gatherings or quiet evenings in the garden.

Completing this attractive property is a detached garage, providing secure storage for vehicles or additional space for hobbies. The combination of these features makes this home a wonderful opportunity for those seeking a comfortable and practical living space in a desirable location. Don't miss the chance to make this lovely house your new home.

Tenure: Freehold
Service charge: £248.63 PA
EPC Rated: B
Council tax band: C









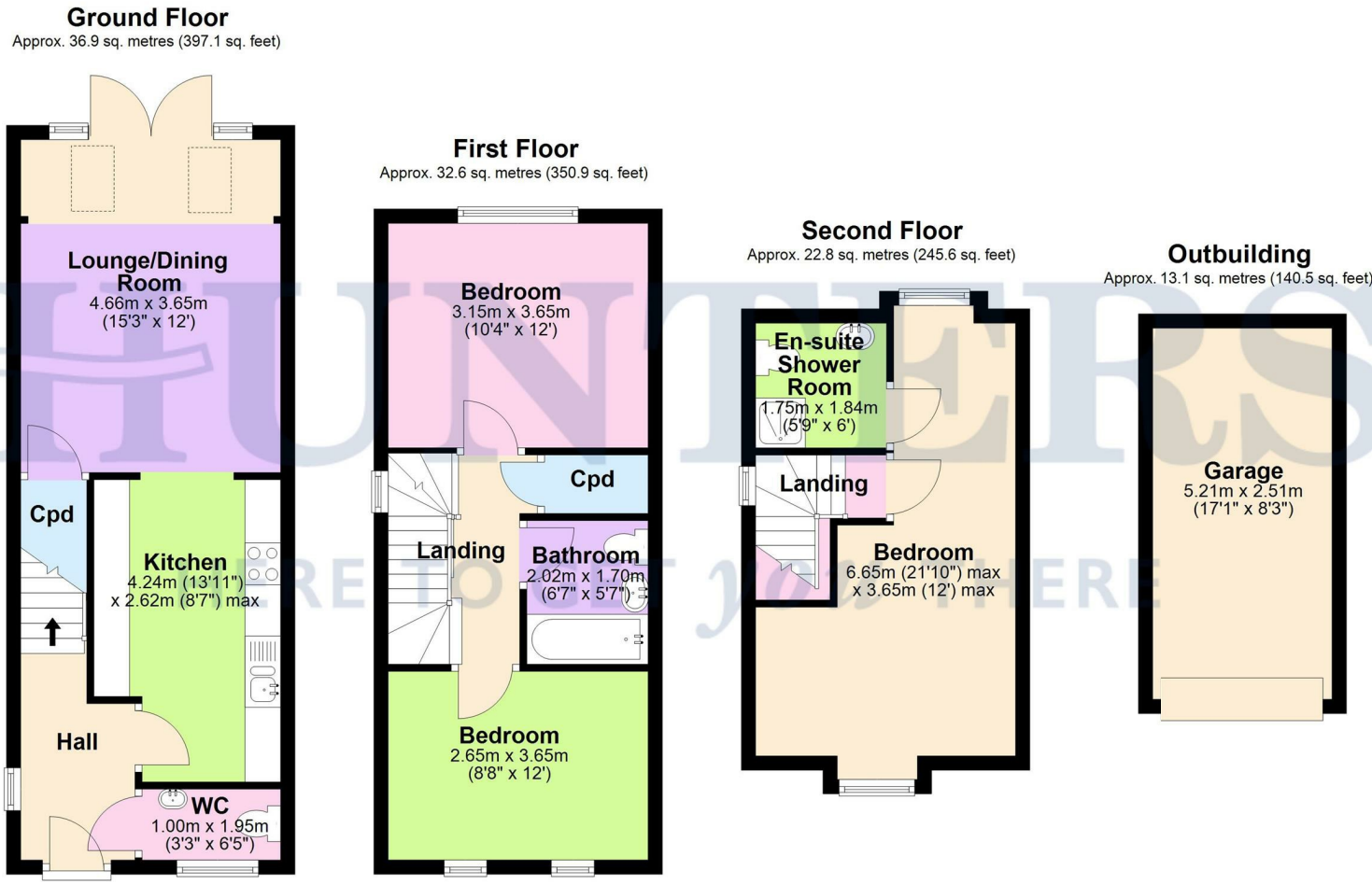


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Total area: approx. 105.4 sq. metres (1134.1 sq. feet)

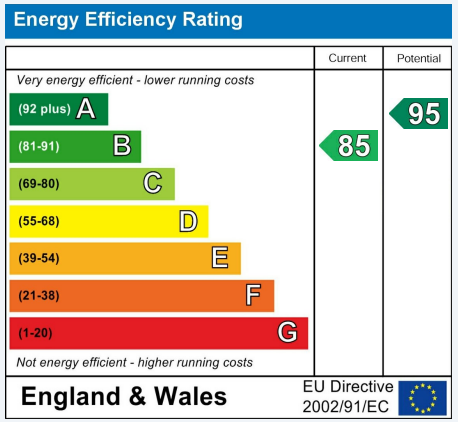
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Viewing

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.



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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The Property Ombudsman