



## Dunnderdale Hill, Middleton M24

- FREEHOLD
- APPROX. SIX YEARS NHBC WARRANTY REMAINING
- OFF ROAD PARKING/GARAGE
- DOWNSTAIRS WC
- CLOSE TO MIDDLETON TOWN CENTRE
- POPULAR DEVELOPMENT
- BUILT IN 2022
- BEAUTIFULLY PRESENTED ENCLOSED REAR GARDEN
- CLOSE TO SHOPS, SCHOOLS & AMENITIES
- EPC RATING - B

Offers In Excess Of £370,000



Hunters are delighted to present this beautifully presented and versatile four bedroom detached family home with a detached garage, located in the popular residential area of Dunnderdale Hill in Middleton. Built in 2022 by renowned developers Taylor Wimpey Homes, this modern property is ideally suited to a growing family and is offered for sale with approximately six years remaining on the NHBC warranty, providing valuable peace of mind for prospective purchasers.

Upon entering, you are welcomed by a spacious hallway with useful storage and access to the ground floor accommodation. To the front is a generously proportioned lounge with a bay window, creating a bright and inviting space for relaxation. To the rear, the impressive kitchen and dining area forms the heart of the home, designed for modern family living and entertaining, with French doors opening onto the garden. A separate utility room adds further practicality, while a convenient downstairs WC completes the ground floor layout.

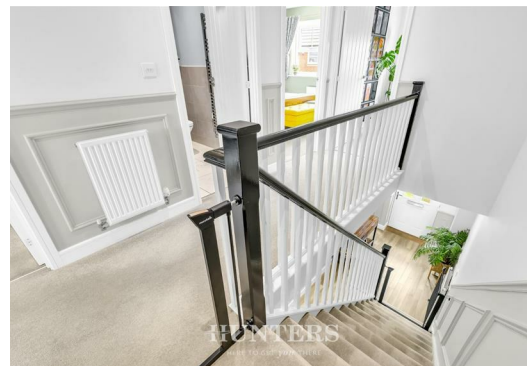
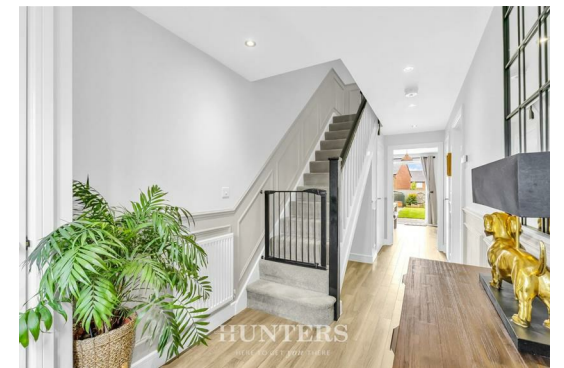
The first floor offers four bedrooms along with a contemporary family bathroom fitted with a bath and overhead shower, wash basin, and WC. A further en-suite shower room serves the main bedroom, adding extra convenience. The fourth bedroom is currently utilised as a home office, offering an ideal space for remote working or flexible family living.

Externally, the property benefits from off road parking for two cars to the front and a detached garage positioned to the side/rear within an outbuilding, offering excellent storage or parking potential. The well presented rear garden provides an enclosed outdoor space, ideal for both relaxation and entertaining.

Set within the highly sought after Mulberry Lane development, this property enjoys a prime position in a popular residential area known for its attractive surroundings and open views to the front. The home is ideally placed for convenient access to a wide range of local amenities, well regarded schools, and Middleton town centre, which offers an array of shops, supermarkets, cafes, and services. Excellent transport links are close by, including regular bus routes and easy access to the M60 motorway network, making it an ideal choice for commuters.

This modern property is ready to move into and is not one to be missed, a viewing is highly recommended.

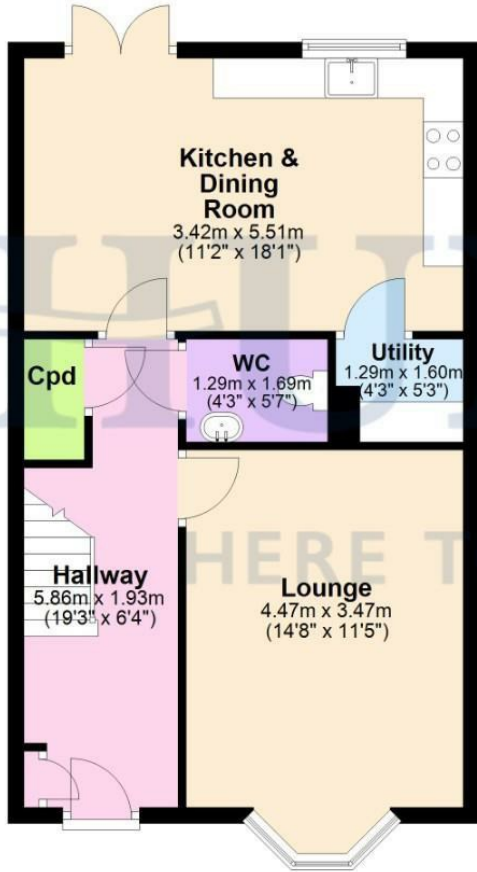
Tenure: Freehold  
Service Charge: £200.00 per annum  
EPC Rating: B  
Council Tax Band: D





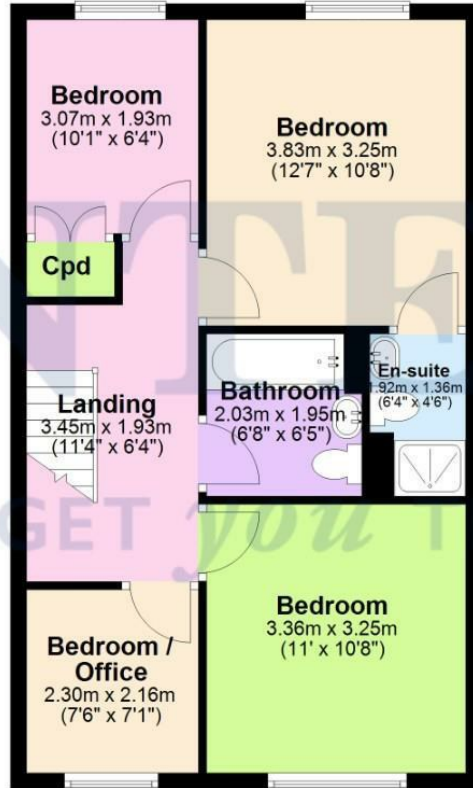
### Ground Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



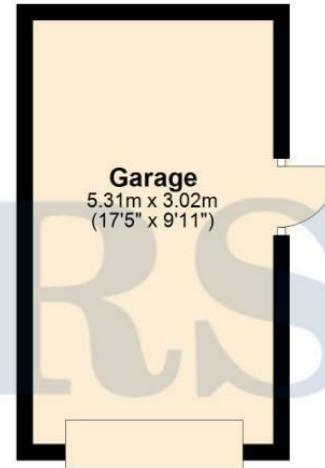
### First Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



### Outbuilding

Approx. 16.0 sq. metres (172.3 sq. feet)



Total area: approx. 118.2 sq. metres (1272.5 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>			<b>94</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

### 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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