Creaton Way, Middleton M24

- FREEHOLD
- SOUGHT AFTER SILVER BIRCH ESTATE
- LAWNED REAR GARDEN & PATIO
- DRIVEWAY PARKING FOR SEVERAL CARS
- DINING ROOM WITH BI-FOLDS TO CONSERVATORY
- FOUR BEDROOM DETACHED HOME
- OPEN FARMLAND VIEWS TO REAR
- SPACIOUS & VERSATILE RECEPTION ROOMS
- CLOSE TO SCHOOLS & MOTORWAY LINKS
- EN-SUITE TO MASTER BEDROOM

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HERE TO GET *you* THERE

Asking Price £430,000

Hunters are pleased to offer for sale this well presented four bedroom detached home on Creaton Way, within the sought after Silver Birch estate. Enjoying views over open farmland to the rear, this spacious property combines generous living accommodation with a versatile layout, making it an ideal choice for growing families. Further benefits include driveway parking for several vehicles and a lovely rear garden.

The ground floor comprises an entrance hall with guest WC and a spacious lounge featuring a fireplace and attractive herringbone style flooring. Double doors lead through to the dining area, which opens into a modern kitchen fitted with grey units and contrasting work surfaces. A separate utility room provides additional practical space. The dining room features bi-folding doors leading into the conservatory, allowing these spaces to be opened up for family living and entertaining. The conservatory provides a bright setting for dining or relaxing, with views across the rear garden and French doors opening onto the patio. A further generous reception room offers excellent flexibility, with space for a second sitting room, playroom or home office.

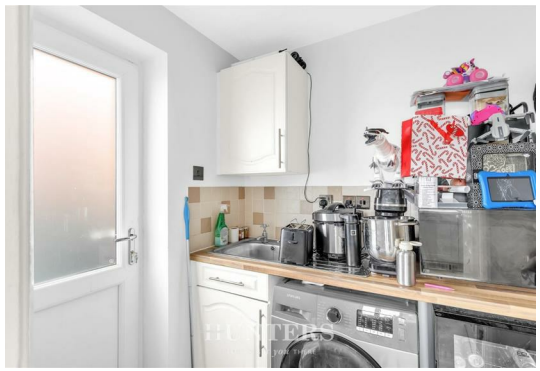
To the first floor are four bedrooms, comprising three doubles and a fourth bedroom offering flexibility for use as a dressing room or home office. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a three piece suite, including a bath with a shower over.

Externally, the property has a lawned front garden alongside the driveway. The rear garden is mainly laid to lawn, with a paved patio for outdoor seating and established trees and shrubs. The farmland beyond provides an attractive backdrop to this family home.

Creaton Way is situated on the sought after Silver Birch estate, on the northern outskirts of Middleton close to the Heywood border. The location combines an attractive setting near open countryside with convenient access to everyday amenities. Middleton and Heywood town centres are within easy reach, offering a range of shops, supermarkets, cafés and restaurants. Nearby educational facilities include Bowlee Park Community Primary School, Edgar Wood Academy and Hopwood Hall College, making the area a convenient choice for families. For commuters, the property is well placed for access to the M62 and wider motorway network, providing connections across Greater Manchester and beyond. With local amenities, schools and transport links readily accessible.

Viewing is highly recommended to appreciate the space, flexible accommodation and rear outlook on offer.

Tenure: Freehold
EPC Rating: C
Council Tax Band: D



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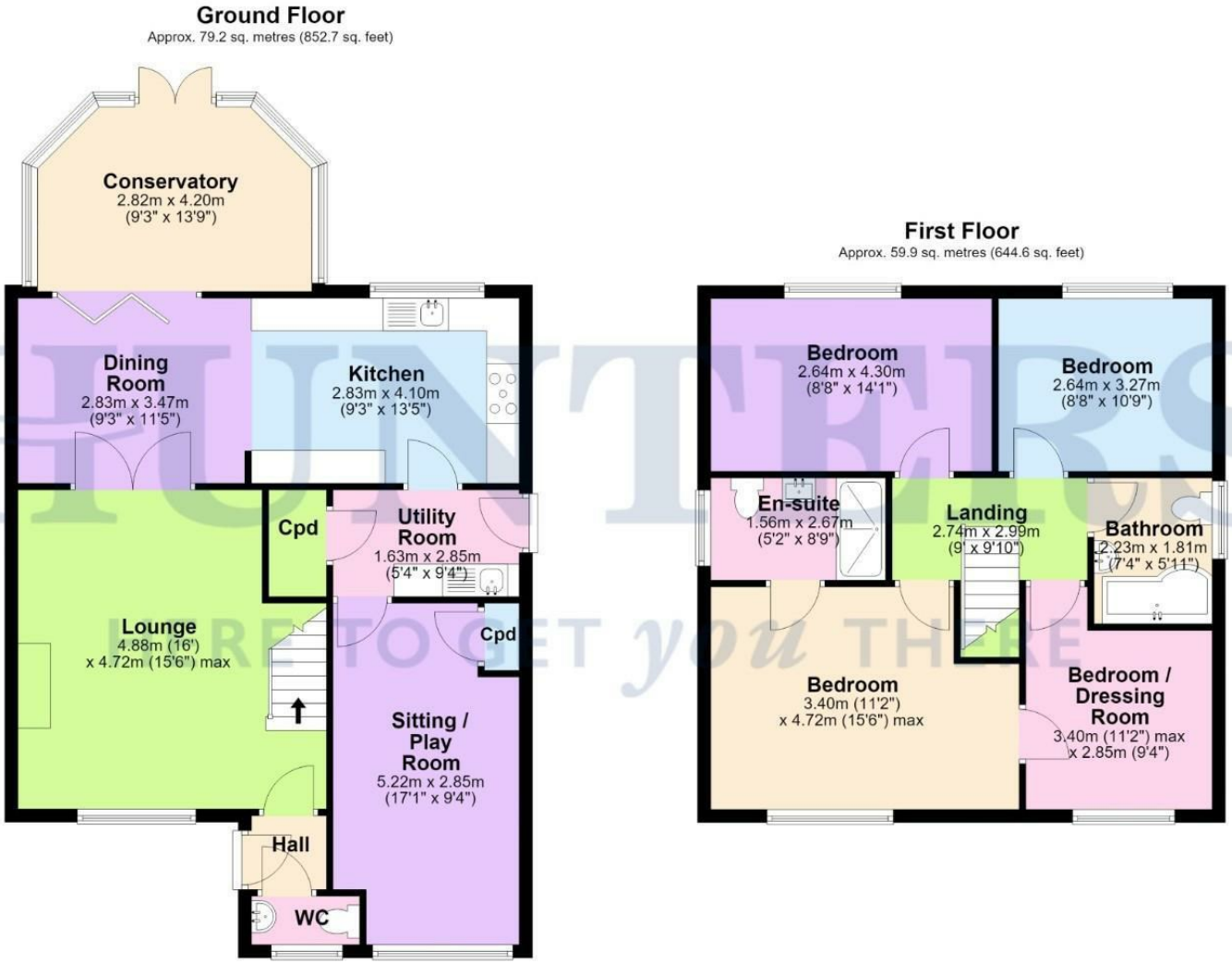
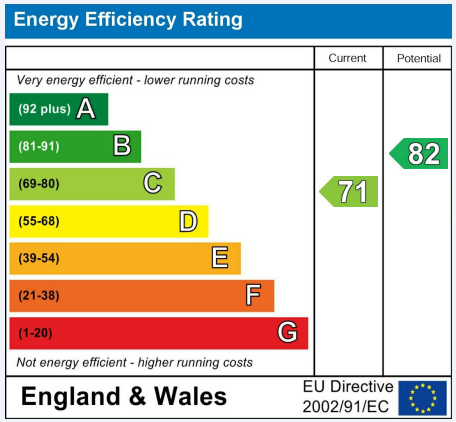


Total area: approx. 139.1 sq. metres (1497.3 sq. feet)

Disclaimer - This flooplan 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.



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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The Property Ombudsman