

## Whalley Road, Middleton M24

- FREEHOLD
- OFF ROAD PARKING
- LARGE PRIVATE REAR GARDEN
  - IDEAL FOR FIRST TIME BUYERS
- DOWNSTAIRS WC
  - CLOSE TO MIDDLETON TOWN CENTRE
- USEFULL EXTERIOR STORAGE
  - COUNCIL TAX BAND A
- CLOSE TO LOCAL SCHOOLS
  - CLOSE PROXIMITY TO THE MOTORWAY NETWORK

Asking Price £190,000



Hunters are delighted to offer for sale this well presented two bedroom semi detached home, ideally located on Whalley Road, just a short distance from Middleton Town Centre. The property offers a spacious and well proportioned layout throughout, making it an excellent opportunity for a wide range of buyers.

Upon entering the property, you are welcomed by an entrance hallway which leads through to a bright and inviting lounge/dining room, providing an ideal space for both everyday living and entertaining guests. The room is well proportioned and filled with natural light, creating a comfortable and versatile living area. The accommodation includes two generously sized bedrooms, both offering excellent proportions and flexibility. The master bedroom further benefits from a full range of fitted wardrobes, providing ample built in storage whilst maximising the available space.

Further benefits include a family bathroom, fitted with a contemporary suite and offering both comfort and practicality for modern day living.

One of the standout features of this home is the substantial plot it occupies. Externally, the property benefits from ample outdoor space, including excellent off road parking to the front and significant potential for future extension (subject to the necessary planning permissions). The generous rear garden is a particular highlight, offering a private and versatile space that is perfect for families, outdoor entertaining or those who simply enjoy gardening and spending time outdoors.

Situated in a popular and well connected residential area on Whalley Road, the property is within easy reach of a range of local amenities, well regarded schools, and excellent transport links, making it an ideal choice for families.

Early viewing is highly recommended to fully appreciate the space, potential, and location this home has to offer.

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





### First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



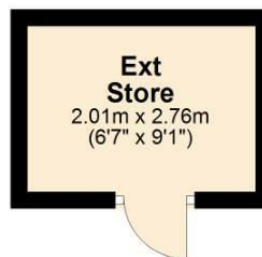
### Ground Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



### Outbuilding

Approx. 5.5 sq. metres (59.7 sq. feet)



Total area: approx. 77.0 sq. metres (829.4 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.

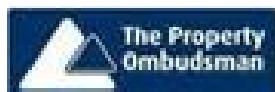
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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