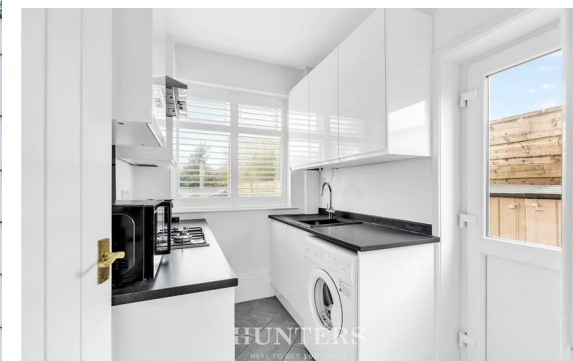




## Hollins Drive, Middleton, Manchester, M24

- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR ACCESS TO MOTORWAY LINKS
- WELL PRESENTED THROUGHOUT
  - OFF ROAD PARKING
  - COUNCIL TAX BAND B
- QUIET CUL-SAC LOCATION
- POPULAR LOCATION
- LARGE REAR GARDEN
  - EPC RATED C
- VIEWING RECOMMENDED

**Offers Over £250,000**

**HUNTERS®**

HERE TO GET *you* THERE

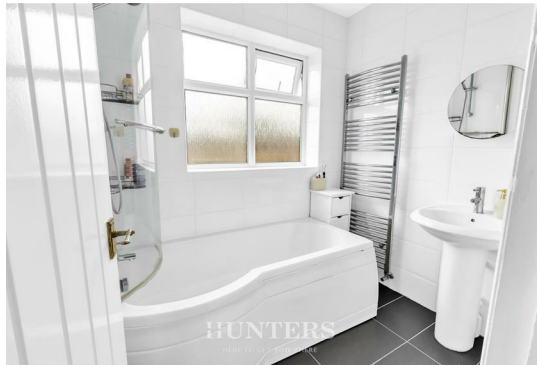
Hunters are delighted to market this three bedroom semi-detached house located on Hollins Drive in the desirable area of Middleton, Manchester. This delightful property boasts a well-proportioned layout, featuring one inviting reception room that serves as the perfect space for relaxation and entertaining guests.

The house comprises three comfortable bedrooms, providing ample space for families or those seeking a home office. The bathroom is conveniently situated, ensuring ease of access for all residents.

The exterior of the property is equally appealing, with a lovely garden that offers a tranquil outdoor space for enjoying the fresh air. The location is ideal, with local amenities, schools, and parks within easy reach, making it a perfect choice for families and professionals alike.

This semi-detached house presents a wonderful opportunity for anyone looking to settle in a popular location while enjoying the comforts of a well-designed home. Don't miss the chance to make this property your own.

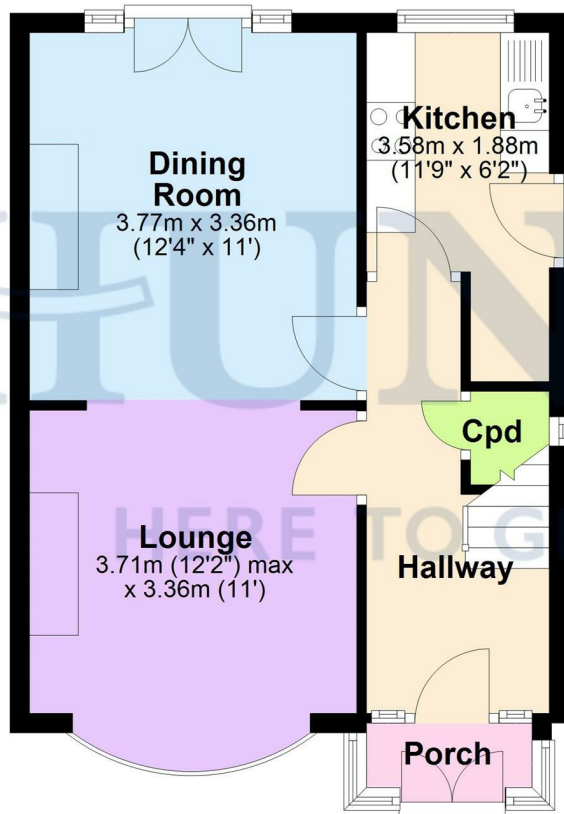
EPC Rated: C  
Council tax band: B  
Tenure: Leasehold





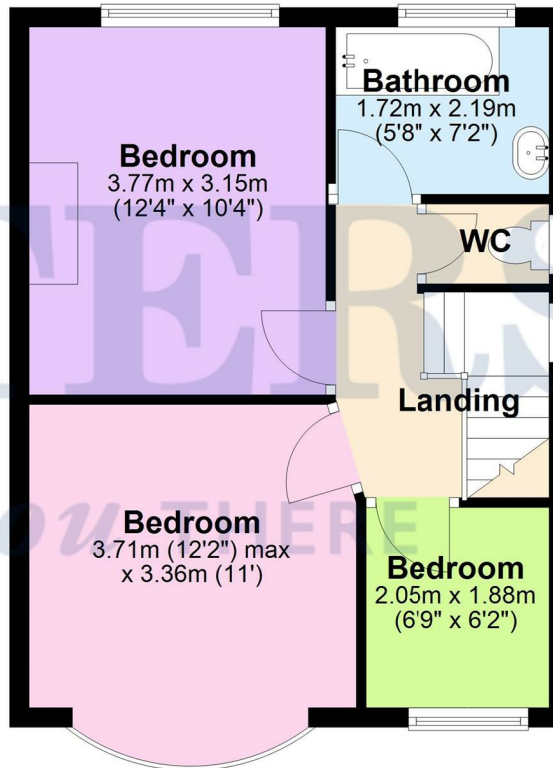
## Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



## First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 76.9 sq. metres (827.3 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>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            | <b>69</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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