







Gatesgarth Road, Middleton, Manchester, M24

- FREEHOLD
- CLOSE TO 1,200 SQUARE FT
- THREE BEDROOMS & A WALK-IN WARDROBE
- SPACIOUS REAR GARDEN
- DRIVEWAY FOR AMPLE VEHICLES
- EXTENDED
- TWO RECEPTION ROOMS + OFFICE ROOM
- DOWNSTAIRS SHOWER ROOM
- GROUND FLOOR AC
- COUNCIL TAX BAND A

HUNTERS®
HERE TO GET *you* THERE

Asking Price £275,000

FREEHOLD | EXTENDED | TWO RECEPTION ROOMS & OFFICE SPACE | AC UNIT ON GROUND FLOOR. Situated on the popular Gatesgarth Road in Middleton, Manchester, this charming mid-terrace house presents an excellent opportunity for families and professionals alike. The property is being sold with the benefit of freehold, providing you with complete ownership and flexibility.

This home has been thoughtfully extended to the rear, resulting in a spacious layout that includes two inviting reception rooms and an office room. These versatile spaces are perfect for entertaining guests or enjoying quiet family time. The ground floor also features a convenient shower room, enhancing the practicality of the living area.

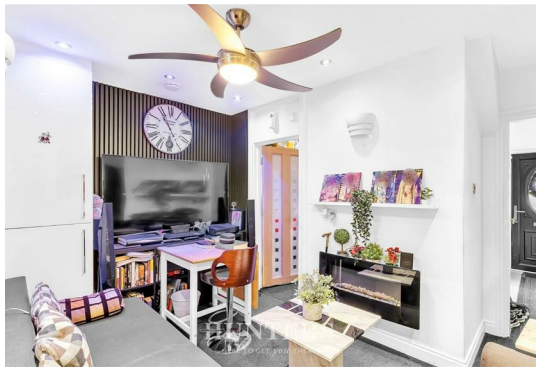
The property boasts three well-proportioned bedrooms, including a delightful walk-in wardrobe that offers ample storage space. The inclusion of an air conditioning unit on the ground floor ensures comfort throughout the warmer months, making this home a pleasant retreat all year round.

For those with vehicles, the property provides off-road parking for multiple cars, a valuable asset in this bustling area. With its blend of space, comfort, and modern conveniences, this home on Gatesgarth Road is an ideal choice for anyone seeking a welcoming and functional living environment. Don’t miss the chance to make this delightful property your own.

Tenure: Freehold
EPC Rated: C
Council tax band: A

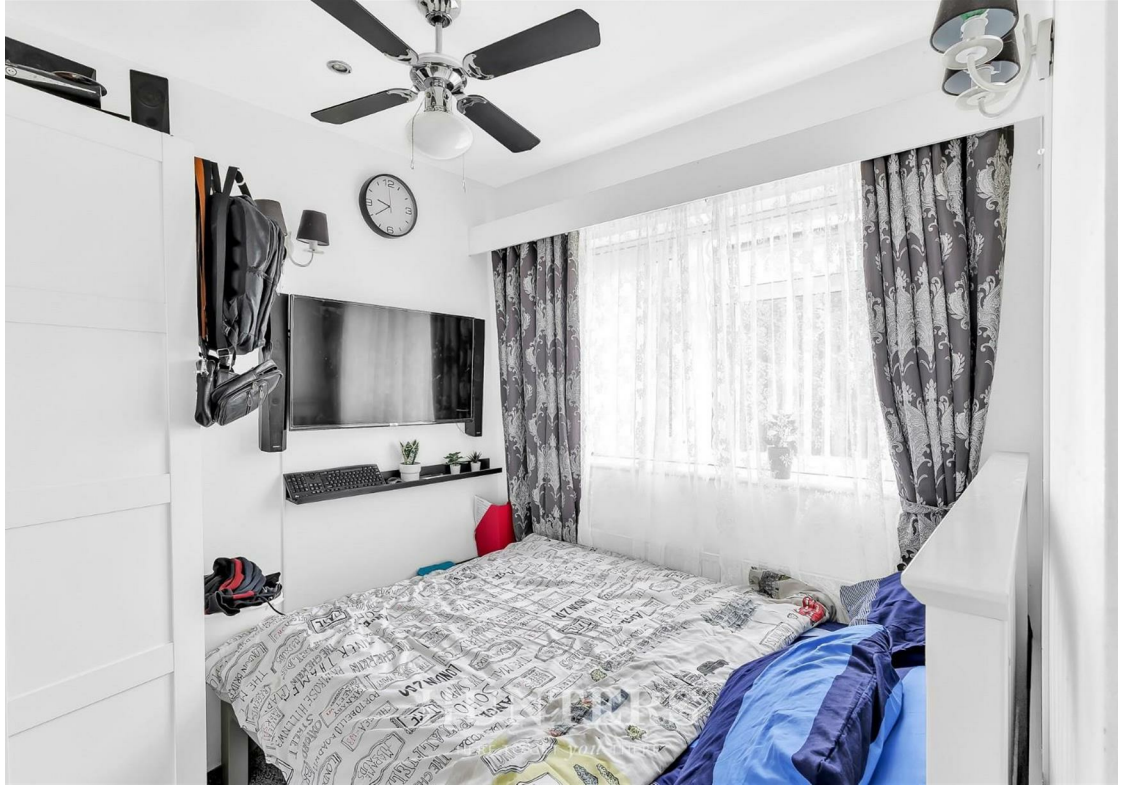




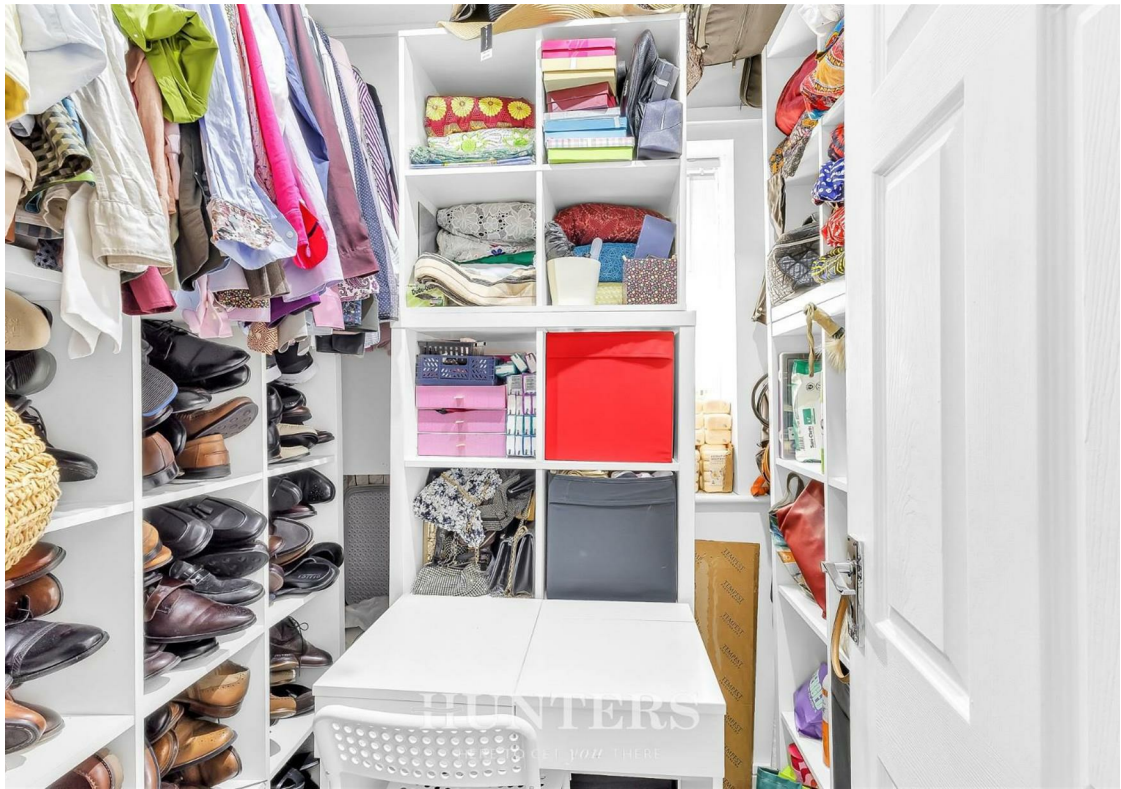



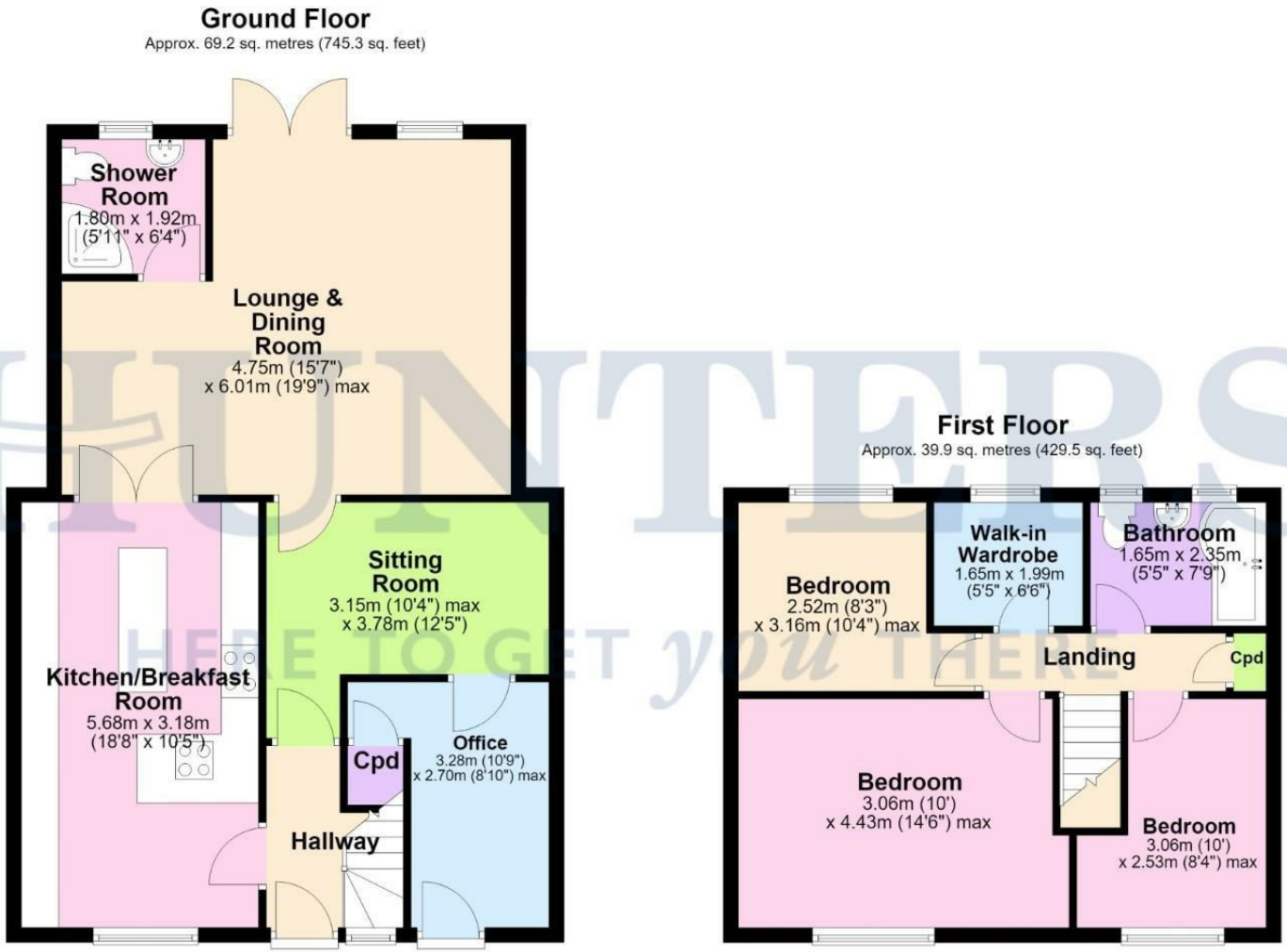










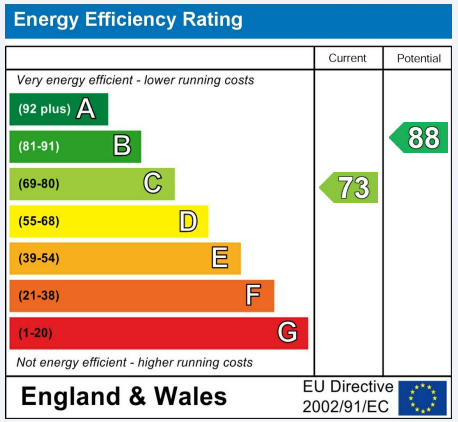


Viewing

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