







Summerfield Drive, Middleton M24

- IDEAL FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- CLOSE TO MIDDLETON TOWN CENTRE
- OFF ROAD PARKING TO REAR
- QUIET LOCATION
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A

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HERE TO GET *you* THERE

Offers Over £170,000

Hunters are delighted to present this well presented two double bedroom end terraced home, situated on the quiet and popular Summerfield Drive in Boarshaw, Middleton. Ready to move straight into, this attractive property is perfectly suited to first time buyers seeking comfort, convenience, and modern living.

As you enter the property, you are welcomed by a spacious and inviting lounge, creating a warm and comfortable atmosphere from the moment you step inside. To the rear, the modern kitchen/diner offers a practical and stylish space with ample storage and room for dining. A rear door provides access to the low maintenance paved garden, which also benefits from gated access to the off road parking space.

Upstairs, the property features two generously sized double bedrooms, both offering excellent space and versatility. The modern bathroom is fitted with a WC, bath with electric overhead shower and hand wash basin, completing the accommodation.

Externally, the home enjoys a front garden, while the rear offers a private and well maintained patio area, ideal for relaxing or entertaining outdoors.

Summerfield Drive is conveniently located close to a range of local schools, shops, and everyday amenities, with excellent transport links providing easy access to Middleton Town Centre, Manchester City Centre, and the motorway network.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer

Tenure: Leasehold - 949 years remaining
Ground Rent: Roughly £20.00 per annum - to be confirmed
EPC: D
Council Tax Band: A











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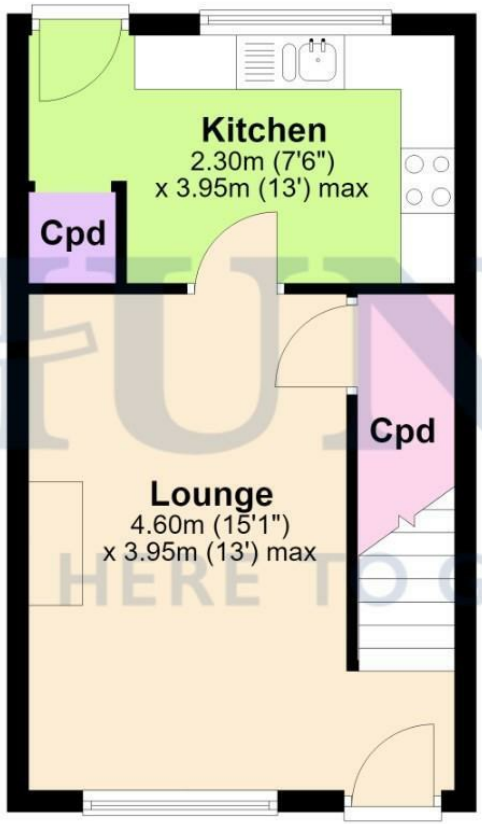

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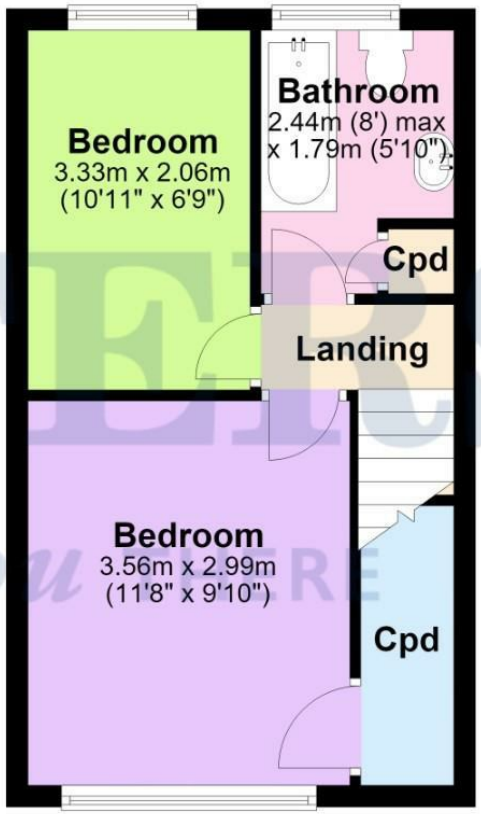
Ground Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.6 sq. feet)

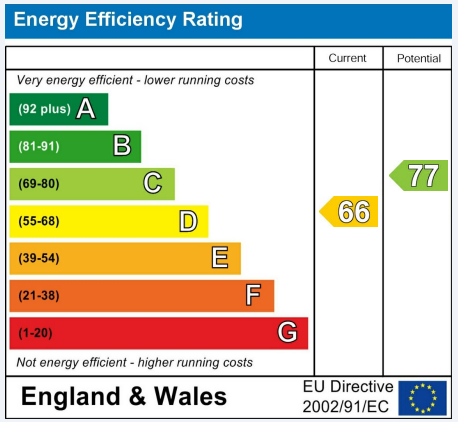


Total area: approx. 55.0 sq. metres (592.5 sq. feet)

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