



Cinnabar Drive, Middleton M24

- FREEHOLD
- OFF ROAD PARKING
- IDEAL FOR ALL TYPES OF BUYERS
- TWO DOUBLE BEDROOMS
- EPC RATING - C
- EXCELLENT LOCATION
- CONSERVATORY
- WELL PRESENTED THROUGHOUT
 - GARAGE
- COUNCIL TAX BAND - B

Asking Price £225,000

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HERE TO GET *you* THERE

Hunters are delighted to present to the market this well proportioned and well maintained two double bedroom semi detached home on Cinnabar Drive in Middleton. Offered with a freehold tenure, this property is ideal for first time buyers, downsizers or landlords looking to add a property to their portfolio.

Internally, the accommodation is well laid out and offers a bright and practical living environment throughout. Upon entering, there is an entrance porch. The welcoming lounge is a good size and features a handy storage cupboard, offering valuable built in storage solutions. The kitchen/dining room is positioned to the rear of the property and provides ample space. From here, a conservatory extends the living space further and enjoys views over the rear garden, creating an additional versatile reception area suitable for year round use.

To the first floor, the property continues to impress with two generously sized double bedrooms, both offering ample space for furniture and storage. The bathroom completes the upper floor and is fitted with a three piece suite.

The property benefits from a private driveway providing off road parking and sits behind a neat front garden which enhances its kerb appeal. To the rear, there is a generously sized, low maintenance paved garden, designed for ease of upkeep and ideal for outdoor seating, entertaining, or simply relaxing. A useful garage is located at the far end of the garden, offering excellent additional storage.

The property is located within a popular residential area just off Cinnabar Drive, on the quiet cul-de-sac of Littlehills Close. The location is well regarded for its convenience, with a good range of local shops, amenities and transport links nearby, including easy access to the motorway network and Manchester city centre. There are also well regarded primary and secondary schools within the area, making it a strong option for families as well as commuters seeking a well connected yet peaceful setting.

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

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





Ground Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



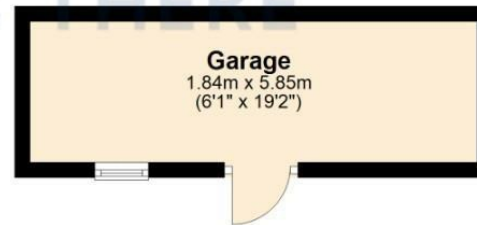
First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



Outbuilding

Approx. 10.8 sq. metres (116.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 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		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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