



Springfield Road, Middleton, Manchester

- NO CHAIN
- CLOSE TO 1,800 SQ FT
- POPULAR LOCATION
- MASTER BEDROOM WITH AN EN-SUITE
- COUNCIL TAX BAND C
- EXTENDED
- ATTIC ROOM
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE
- VIEWING RECOMMENDED

Asking Price £325,000

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EXTENDED & NO CHAIN. Located on Springfield Road in the popular area of Middleton, Manchester, this delightful semi-detached house offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for families.

Upon entering, you are greeted by two inviting reception rooms, ideal for relaxing or hosting guests. The well-appointed kitchen leads to a convenient utility room, making household chores a breeze. This home boasts three spacious bedrooms, ensuring everyone has their own private retreat. The two bathrooms add to the convenience, catering to the needs of a busy household.

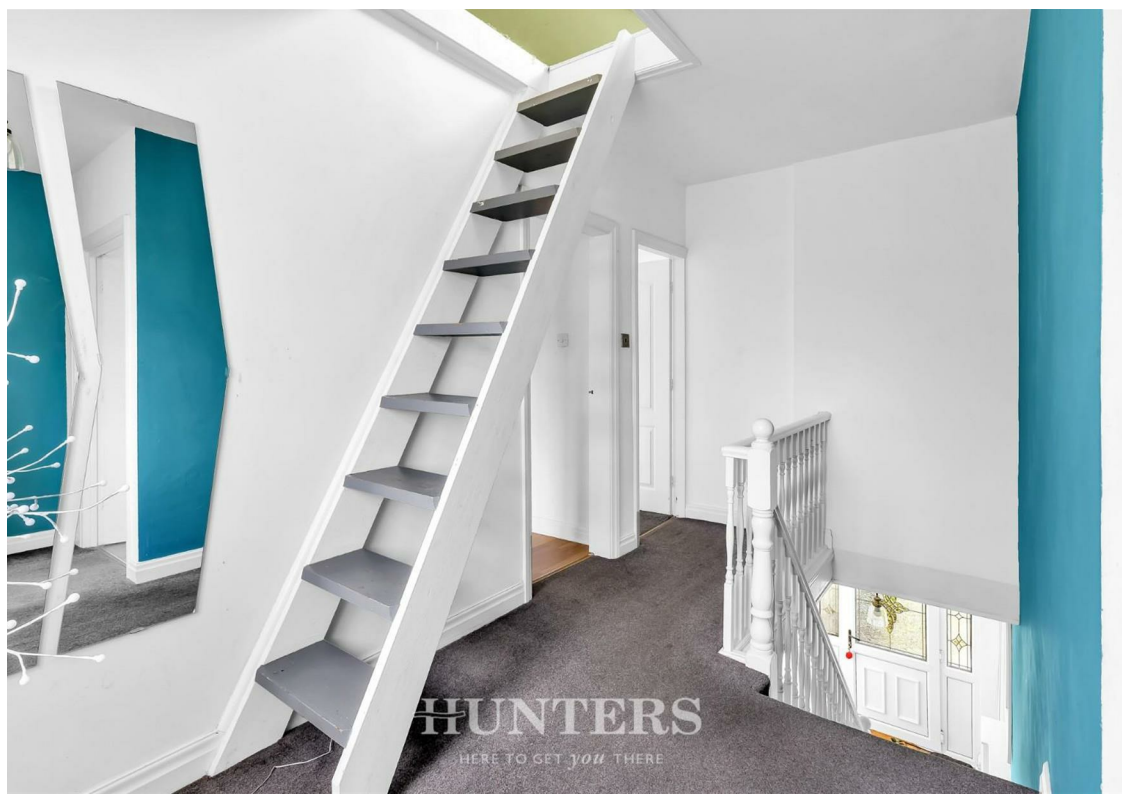
One of the standout features of this property is the attic room, which presents a versatile space that can be used as a home office, playroom, or additional bedroom, depending on your needs. The integral garage provides secure parking and extra storage, adding to the practicality of this lovely home.

Step outside to discover a large rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This expansive space is a rare find and offers endless possibilities for the family.

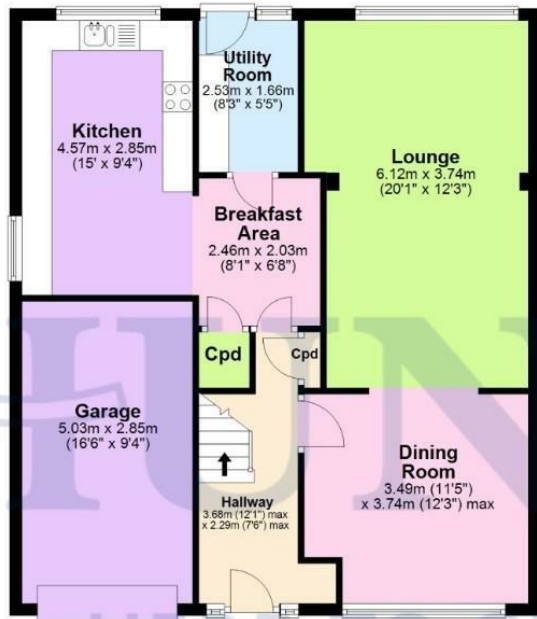
In summary, this semi-detached house on Springfield Road is a wonderful opportunity for those seeking a spacious and well-equipped family home in a desirable location. With its extended layout, integral garage, and generous garden, it is sure to impress.

Tenure: Leasehold - 905 years left
EPC Rated: E
Council tax: Band C

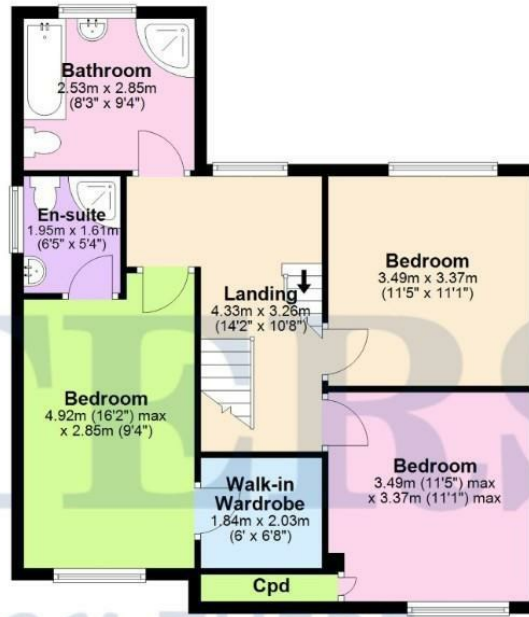




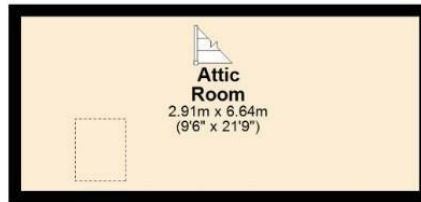
Ground Floor
Approx. 82.1 sq. metres (883.5 sq. feet)



First Floor
Approx. 65.6 sq. metres (706.0 sq. feet)



Second Floor
Approx. 19.3 sq. metres (207.9 sq. feet)




Total area: approx. 167.0 sq. metres (1797.4 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		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(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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