



Carrock Walk, Middleton, Manchester

- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- POPULAR LOCATION
- COUNCIL TAX BAND A
- OPEN PLAN KITCHEN / DINING ROOM
- SPECTACULAR VIEWS
- IMMACULATEY PRESENTED THROUGHOUT
- EPC RATED C
- SPACIOUS PROPERTY
- WELL MAINTAINED REAR GARDEN

Offers Over £220,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are delighted to present this wonderful opportunity to acquire a charming and generously sized three-bedroom semi-detached home, ideally located on Carrock Walk in Middleton.

Beautifully maintained and enjoying far-reaching views, this property is perfect for first-time buyers or families looking for extra space to grow.

Step inside to a bright and spacious lounge, offering a warm welcome and direct access to the attractive rear garden—ideal for relaxation and entertaining. The living area flows effortlessly into an open-plan kitchen and dining room, complete with a breakfast area and fitted appliances, perfectly suited for everyday family life.

Upstairs, the first-floor landing leads to two well-proportioned double bedrooms and a third versatile room, ideal as a nursery, home office, or single bedroom. A stylish bathroom and separate WC add to the home's practicality and comfort.

Externally, the front garden is neatly presented with low-maintenance artificial grass, while the rear garden features a mix of patio and lawn space—ideal for family enjoyment or summer gatherings. The home also benefits from stunning elevated views.

Situated in a popular and family-friendly residential area, Carrock Walk offers excellent access to local shops, reputable schools, and convenient transport links, including close proximity to the M60 motorway. Manchester City Centre is just 6 miles away, making commuting easy.

Early viewing is highly recommended to fully appreciate the space, quality, and location this lovely home has to offer.

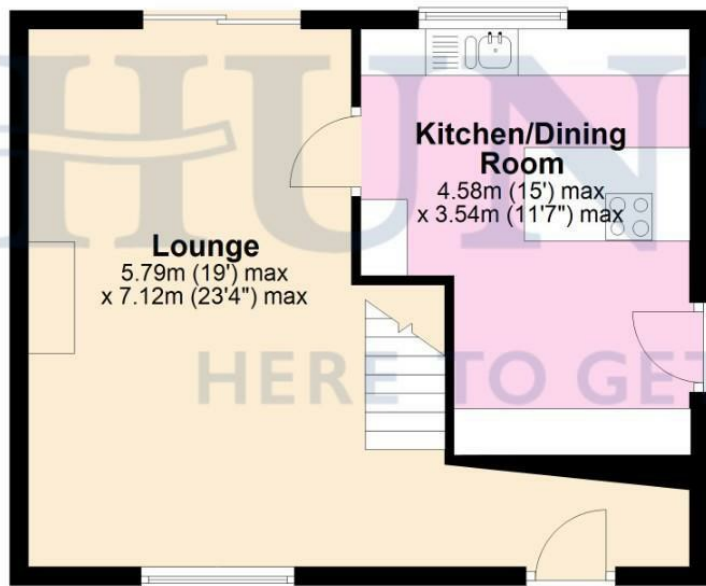
Tenure: Freehold
Council Tax Band: A
EPC Rating: C





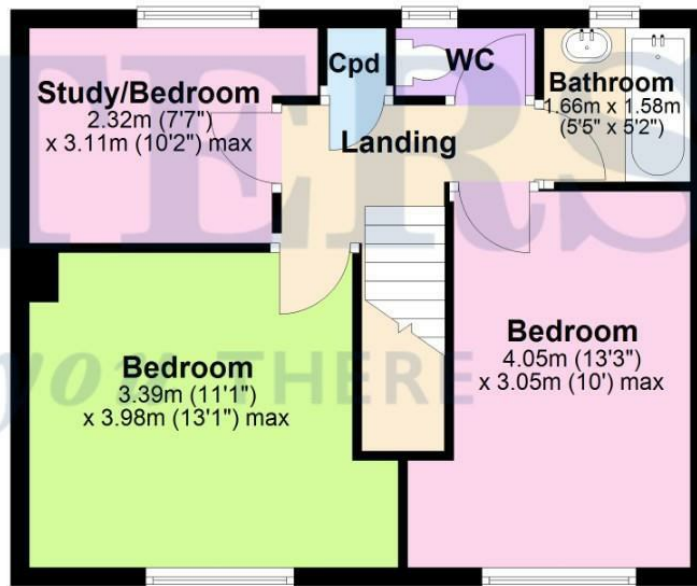
Ground Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 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) A		
(81-91) B		
(69-80) C	70	76
(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

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