







Lime Gardens, Middleton, Manchester

- Freehold
- South-Facing Private Rear Garden
- Recently Renovated Kitchen & Interiors
- Driveway for Multiple Vehicles
- EPC: C | Council Tax Band: E
- No chain
- Exceptional Open-Plan Indoor/Outdoor Living Space
- Large Integrated Double Garage with Storage
- UPVC glazing throughout
- Prime, peaceful, cul-de-sac location With Front and Rear Gardens

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Offers Over £400,000

CHAIN FREE WITH IMMEDIATE AVAILABILITY. Hunters are delighted to offer for sale this wonderful and perfectly positioned home in the sought-after and ever-desirable Archer Park area. This superbly presented four-bedroom detached home offers a rare opportunity to acquire a beautifully finished residence designed with modern family living in mind. From its stylish yet practical interiors to its thoughtful upgrades and impressive outdoor entertaining space, this is a home that seamlessly combines comfort, quality and contemporary style.

Upon entering, you are welcomed by a bright, airy hallway with a convenient downstairs WC and direct access to the integrated double garage, complete with up-and-over electric remote-controlled door, lighting and side door access to the front and rear gardens. The heart of the home is undoubtedly the stunning open-plan, fully integrated kitchen and dining area—recently installed and expertly designed to offer both function and flair. Premium fitted appliances include a Fohen boiling-water tap (no need for a kettle!), induction hob, full sized electric oven with additional combi microwave oven, integrated dishwasher and an exceptional double slide-out pantry cupboard. Fully retractable bifold doors open out to an all-weather outdoor retreat featuring a retractable-roof gazebo, creating the ideal sheltered space for al fresco dining and year-round relaxation or entertaining. The garden benefits from multiple paved patio areas in addition to the grass, providing endless possibilities for usage.

A beautifully presented lounge with sliding patio doors offers a peaceful place to unwind, while tasteful Karndean flooring throughout the ground floor adds a touch of luxury and durability. Upstairs, the first-floor landing leads to four well-appointed double bedrooms complete with fitted wardrobes and a fitted family shoe storage cupboard at the top of the stairs. Accessible through the fourth bedroom is a generous semi-boarded attic space above the garage with lighting installed. The principal suite benefits from an attractive private en-suite bathroom, while the remaining bedrooms share a large, stylishly upgraded family bathroom. New carpets throughout the upper floor further enhance the feeling of comfort.

Archer Park is regarded as one of Middleton's most sought-after locations, known for its safe, quiet, community feel in addition to excellent local schools and nurseries, with easy access to a wide range of amenities just a few minutes away from the local shops. With Manchester city centre approx. 7 miles away and the North-West motorway network within easy reach, this exceptional property is as practical as it is beautiful, perfect for family living.

EPC Rated: C
Council tax band: E











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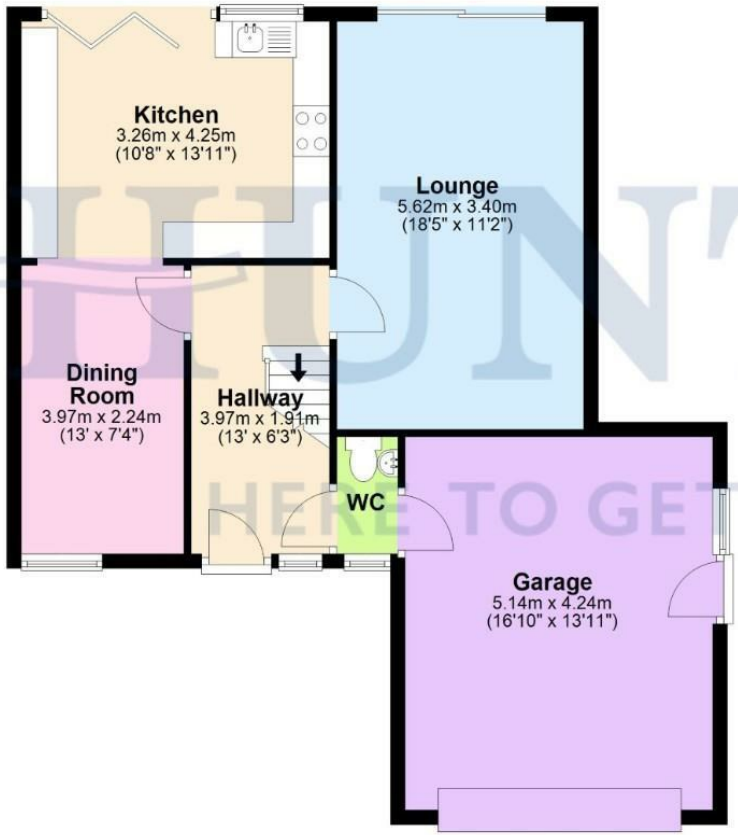

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Ground Floor

Approx. 74.6 sq. metres (803.3 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.8 sq. feet)



Total area: approx. 141.9 sq. metres (1527.1 sq. feet)

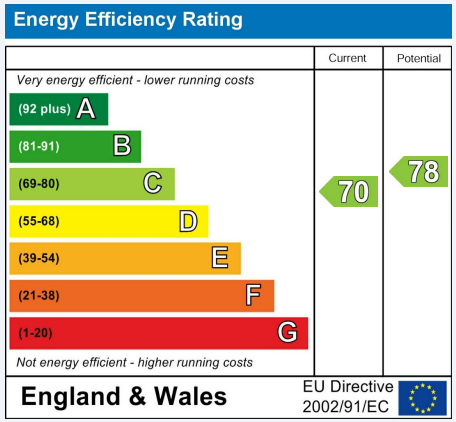
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Plan produced using PlanUp.

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.



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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