



17 Textile Close, Middleton, Manchester, M24 6FD
£429,995

The Property Perspective

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PROPERTY
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Situated on a modern development in Middleton, 17 Textile Close enjoys a convenient yet family-friendly setting with excellent access to local amenities and transport links. Middleton has a rich industrial heritage tied to the textile trade, reflected in landmarks such as the historic Middleton Arena and the surrounding town centre, which offers a range of shops, supermarkets and everyday conveniences. Families are well catered for with a selection of reputable primary and secondary schools nearby, while outdoor enthusiasts can take advantage of green spaces including Heaton Park just a short drive away. Commuters benefit from easy access to the M60 and M62 motorway networks, providing straightforward routes into Manchester city centre and beyond.

The property itself is a stunning four-bedroom detached home, finished to an exceptional standard throughout and perfectly suited to modern family living. The ground floor offers a spacious living room, an impressive kitchen/diner ideal for entertaining, a separate utility room, play room and a convenient WC. To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with a stylish en suite, alongside a contemporary family bathroom featuring a four-piece suite with over-bath shower. Externally, the large rear garden has been beautifully landscaped with artificial lawn and decked seating areas, creating a low-maintenance yet highly usable outdoor space. To the front, a driveway provides off-road parking for multiple vehicles.

Front

Large driveway and gardens.

GROUND FLOOR

Living Room 15'9" x 10'7" (4.82m x 3.23m)

Featuring a walk in bay window and electric fireplace plus fitted flooring.

Kitchen/Diner 26'1" x 9'9" (7.97m x 2.98m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops with upstands plus tiling. Integrated oven, hob, hood, dishwasher and fridge freezer plus splash back. French doors to rear plus fitted flooring.

Utility Room 7'11" x 6'0" (2.43m x 1.83m)

Accessed from hallway. With fitted flooring.

Play Room/Snug 10'9" x 7'11" (3.28m x 2.42m)

Accessed from utility. With fitted flooring.

Cloaks/WC 6'2" x 2'7" (1.89m x 0.80m)

White sanitary ware, tiling plus fitted flooring.

FIRST FLOOR

Bedroom 14'1" x 9'11" (4.31m x 3.04m)

With fitted flooring.

En Suite 7'9" x 5'0" (2.38m x 1.54m)

Having modern white sanitary ware, tiling, shower plus chrome ladder radiator with fitted flooring.

Bedroom 11'6" x 10'9" (3.51m x 3.30m)

With fitted flooring.

Bedroom 11'8" x 9'11" (3.56m x 3.04m)

With fitted flooring.

Bedroom 8'7" x 8'4" (2.62m x 2.55m)

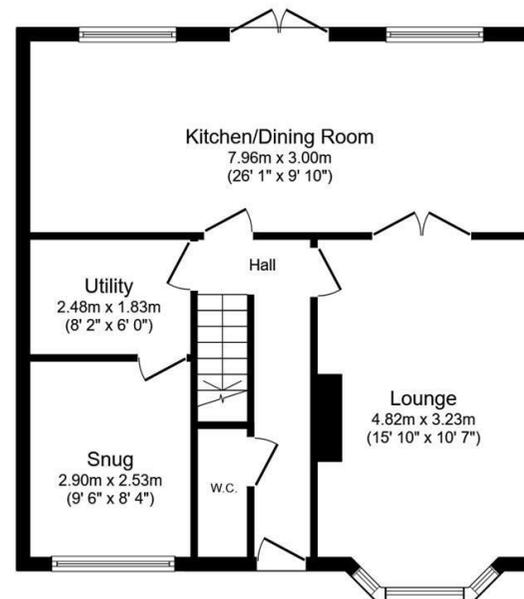
With fitted flooring.

Bathroom 8'3" x 6'9" (2.52m x 2.08m)

Having modern white sanitary ware, tiling, shower with screen to bath plus chrome ladder radiator with fitted flooring.

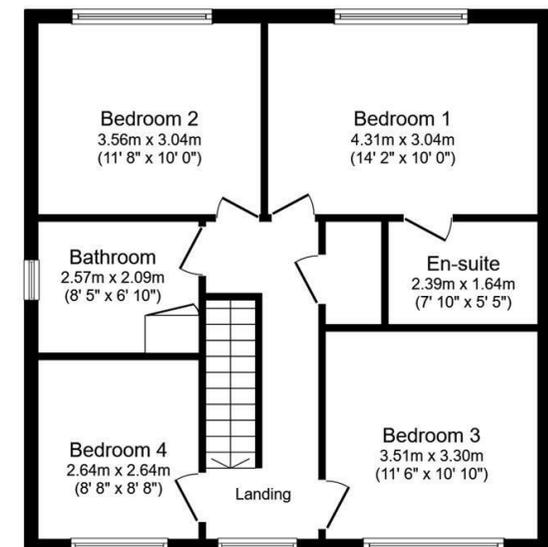
Rear Garden

Landscaped with patio, decking, artificial lawn.



Ground Floor

Floor area 66.1 sq.m. (711 sq.ft.)



First Floor

Floor area 65.2 sq.m. (702 sq.ft.)

Total floor area: 131.3 sq.m. (1,413 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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