



**47 Crow Hill North
Manchester, M24 1FB**

Presenting an esteemed 5-bedroom haven, this cherished residence epitomizes spacious family living at its finest. Seamlessly blending grandeur with comfort, each facet of this property has been developed to exceed expectations. Upon entry, a gracious foyer unfolds, revealing a study to the right and an inviting lounge to the left. Conveniently tucked beneath the stairs, discover a well-appointed w/c, while the living room effortlessly transitions into a dining area adorned with French doors leading to a charming patio, ideal for al fresco gatherings. The heart of the home, a sprawling kitchen awaits, offering ample space for culinary pursuits and convivial gatherings. Ascending to the first floor, four generously proportioned double bedrooms await, each with its own charm. A family bathroom completes this level, ensuring utmost convenience. Ascending further, the loft space unveils a sumptuous master suite, complete with a spacious bedroom area and a versatile living/office space. Adjacent lies a lavishly appointed bathroom, epitomizing luxury and comfort. Externally, the property boasts parking for multiple vehicles and to the rear a sprawling garden oasis with a picturesque patio, providing an idyllic setting for outdoor enjoyment and entertaining throughout the seasons. Catering to the discerning family prioritising space and comfort, this property is also located in the much sought after area of Alkrington, Middleton. Just 5 miles from Manchester and close to Middleton Town Centre and amenities and local transport links.



5 grand bedrooms

highly desirable area of Alkrington

3 reception rooms

Guest w/c

2 modern bathrooms

Large garden to the rear

Large fitted kitchen

Utility closet

£449,950

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Entrance Hall 14' 4" x 7' 6" (4.38m x 2.28m)

Welcoming entrance to the property with stairs to the first floor accommodation and doors to the ground floor rooms and w/c

Lounge 12' 0" x 12' 5" (3.66m x 3.78m)

Lounge with bay window and decorative arch. Feature fireplace.

W/C 6' 1" x 2' 9" (1.86m x 0.85m)

Low level w/c and wash hand basin. Electric meter is located in this room.

Living room 13' 3" x 12' 5" (4.04m x 3.78m)

Lounge which is open to the dining room by an archway which means a table could be extended across the spaces for entertaining. Feature fireplace.

Dining Room 5' 6" x 11' 2" (1.68m x 3.41m)

Dining room to the rear elevation with French doors leading to the garden.

Kitchen 17' 11" x 13' 10" (5.45m x 4.21m)

Easily the hub of the home this grand sized kitchen has ample cupboard spaces along with a place to sit and eat together. Integrated dishwasher, wine cooler and breakfast bar. space for a range cooker. Handy laundry closet is tucked away in the corner and is plumbed for washing machine. Stable door to the rear garden.

Study 13' 7" x 6' 0" (4.14m x 1.84m)

Ideal space for a study / play room / hobby room. Currently being used as storage space.

Bedroom 2 19' 9" x 10' 10" (6.01m x 3.31m)

Large bedroom which could easily accommodate a super king bed along with dressing area and additional wardrobes.

Bedroom 3 20' 11" x 8' 11" (6.37m x 2.71m)

Sizable bedroom / suite. Currently housing a double bed, sofa, work desk and piano along with ample storage. Sloping ceiling with skylight.

Bedroom 4 12' 2" x 12' 6" (3.70m x 3.80m)

Double bedroom to the front elevation.

Bedroom 5 18' 1" x 6' 4" (5.51m x 1.93m)

For a 5th bedroom this room is still over 5m long and has fitted wardrobes and storage cupboards.

Family Bathroom 10' 11" x 5' 9" (3.34m x 1.76m)

Modern 4 piece bathroom with free standing bath, corner shower, pedestal wash hand basin and low level w/c. Tiled walls and flooring.

Master bedroom / suite 24' 1" x 17' 0" (7.35m x 5.19m)

In the loft space, this bedroom makes for a fantastic teenage den or guest suite, complete with a bathroom on the same floor. Double bed and built in storage in the bedroom section, and a sitting / study area with skylights. Additional eaves storage.

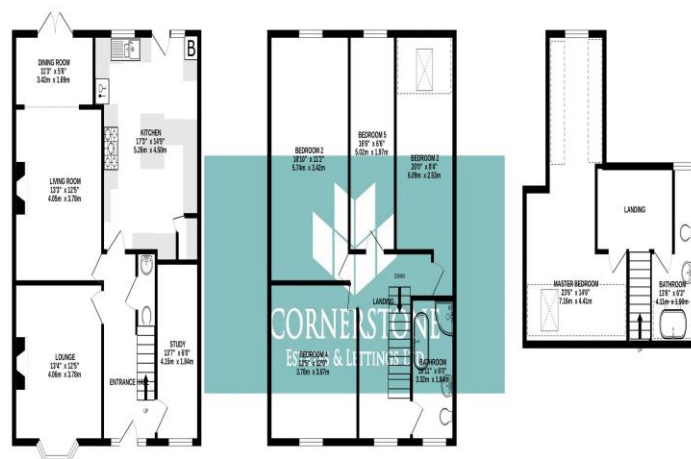
Bathroom 11' 9" x 6' 2" (3.59m x 1.89m)

Beautiful bathroom in the loft with bespoke free standing egg shaped bath with shower attachment and matching table top sink and w/c. Tiled walls and flooring. 2 skylights.

Second floor landing

Provides access to the master bedroom suite and bathroom. Eaves storage.

GROUND FLOOR 1ST FLOOR 2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2024)

sale.

financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the

THE PROPERTY MISEDSCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

47 Crow Hill North
Middleton
MANCHESTER
M24 1FB

Energy rating

D

Valid until:

2 August 2033

Certificate
number:

**0320-2303-4230-2127-
1961**

Property type

Semi-detached house

Total floor area

216 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		