



Walsingham Avenue, Middleton M24

- FREEHOLD
- CUL-DE-SAC
- OFF ROAD PARKING
- EN-SUITE
- DETACHED FAMILY HOME
- DESIRABLE LOCATION OF ALKRINGTON
- IMMACULATEDLY PRESENTED THROUGHOUT
 - ORANGERY
 - DOWNSTAIRS WC

Offers In Excess Of £325,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are delighted to bring to market this three bedroom detached family home situated in a highly desirable cul-de-sac location of Alkrington. Built in the 90's by Redrow Homes, this property has been extended and boasts modern decor throughout, providing a stylish and contemporary living space.



Upon entering the property, you are welcomed into a well presented hallway with the added benefit of a downstairs WC. Leading to a generously sized lounge with plenty of natural light.

The focal point of the lounge is the modern feature fireplace.

The kitchen/breakfast bar is perfect for those who love to entertain, with a range of integrated appliances and ample storage space. The stylish orangery provides an additional dining area, creating a bright and airy space.



To the first floor, the master bedroom boasts an en-suite shower room, adding a touch of luxury to the living accommodation. The two further bedrooms are also generously proportioned and share a family bathroom.



The property benefits from off road parking to the front and the private rear garden which is accessed by the patio doors in the orangery, is the perfect place to relax with a lawned area for children to play.

Situated in the ever popular Alkrington, this property is close to local schools, shops and an excellent range of amenities. The motorway network is a short drive away making this property a good choice for the commuter.

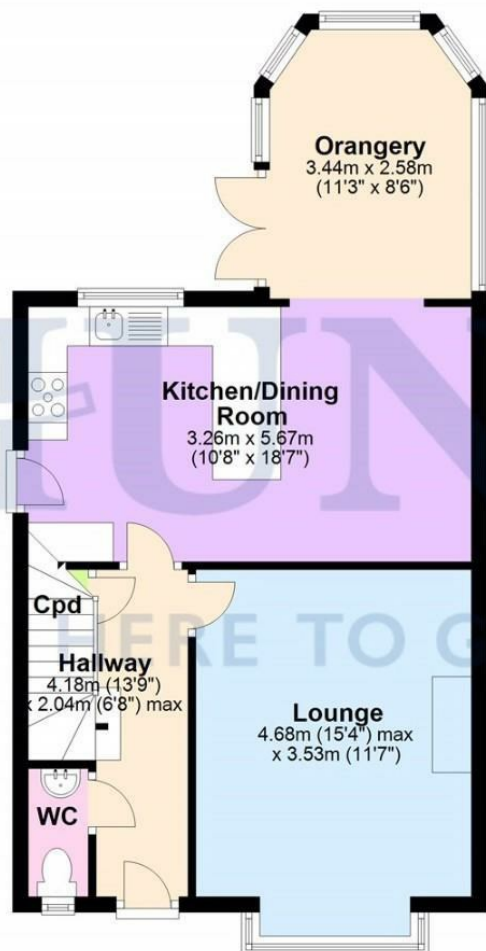
Early viewing is recommended to appreciate this stunning home on offer.



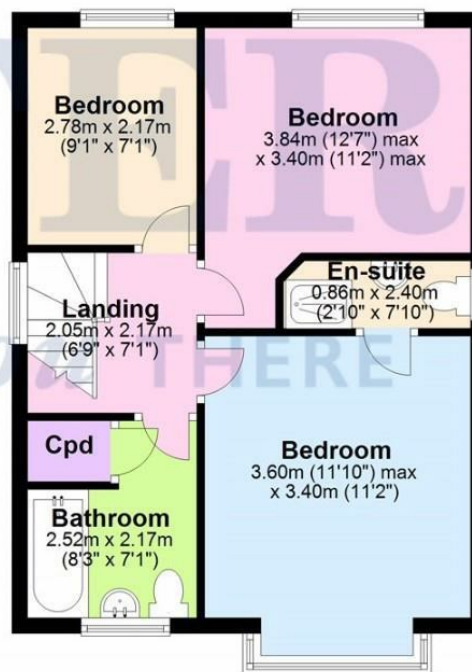
Tenure: Freehold
Council Tax Band: D



Ground Floor
Approx. 52.0 sq. metres (559.2 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 95.2 sq. metres (1024.4 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		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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