



## Roundthorn Road, Alkrington, Middleton M24

- NO CHAIN
- FOUR GENEROUS SIZED BEDROOMS
  - INTEGRAL GARAGE
  - TWO BATHROOMS
- EXCELLENT POTENTIAL
- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
  - LARGE REAR GARDEN
  - TWO RECEPTION ROOMS
  - IDEAL FOR A GROWING FAMILY
  - PLENTIFUL STORAGE

**Offers In Excess Of £284,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters are pleased to offer for sale this four bedroom semi detached dormer bungalow on a large plot, nestled in the highly sought after area of Alkington. This cherished family character home has been lovingly cared for by the same family for over 50 years. With some modernisation, it presents a wonderful opportunity for a growing family to enjoy versatile accommodation.

Upon entering, you are greeted by a entrance hallway, leading you to various areas of the house. The ground floor boasts a spacious lounge, offering a perfect space for a family, kitchen, dining room, extra sitting room with views overlooking the rear garden, two bedrooms and a bathroom. An integral garage is available, currently serving as a storage area, but it presents potential for additional usage.

Moving to the first floor, you'll discover two more bedrooms, each with its own unique charm and character. These rooms can be adapted to suit individual needs, such as turning one into a home office. Completing the first floor is a shower room, providing a store room, offering extra storage space.

To the front is a well maintained lawned garden with off road parking. To the rear is a large rear garden that truly stands out, offering ample space for outdoor activities and family gatherings.

This home enjoys a prime position within the popular Alkington area. Families will appreciate the proximity to local schools, shops, amenities and transport links including the motorway network.

This property is certainly not one to be missed and an early viewing is highly recommended.

Tenure: Leasehold – 934 years remaining  
Ground Rent: £10.00 per annum  
Council Tax Band: D  
EPC: D





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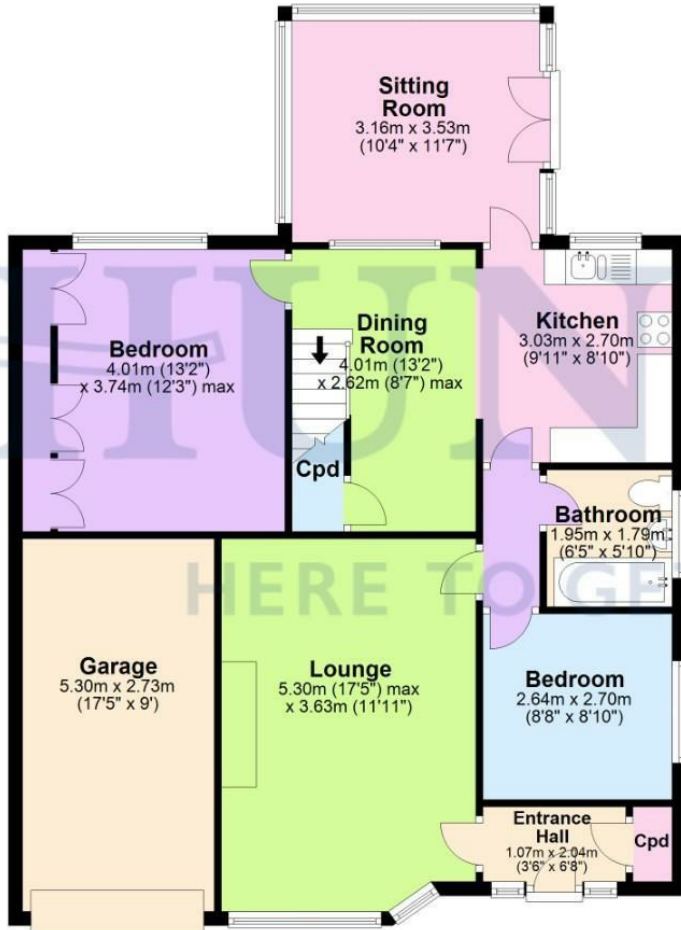
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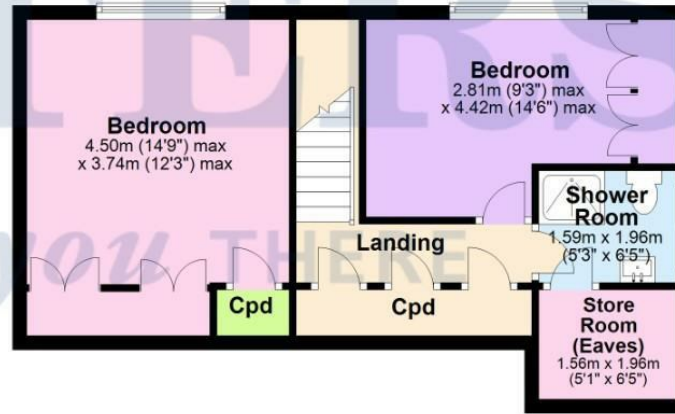
### Ground Floor

Approx. 97.0 sq. metres (1044.0 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 140.4 sq. metres (1510.7 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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