



Andover Avenue, Alkrington, Middleton M24

- NO CHAIN
- POPULAR AREA OF ALKRINGTON
 - EXCELLENT POTENTIAL
 - DOWNSTAIRS WC
- WELL MAINTANED GARDENS
- SET ON A CORNER PLOT
- EXTENDED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
 - OFF ROAD PARKING
 - LARGE CONSERVATORY

Offers In Excess Of £280,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are thrilled to present this generously proportioned three bedroom extended detached family home, nestled on a corner plot in the highly sought after residential area of Alkrington. While this property offers an exciting opportunity for modernisation, it already provides ample space for a growing family, making it an excellent choice for those looking to put their own stamp on the house.

Upon entering the property through the hallway, you'll be greeted by a spacious lounge, complete with a striking feature, a multi-fuel log burner that adds character and warmth to the room. This space is thoughtfully designed with an additional window, allowing an abundance of natural light to fill the area. The lounge seamlessly leads into the open plan kitchen/dining room. The kitchen boasts plenty of storage space, while the dining room is flooded with natural light with patio doors that open onto the large private rear garden. Completing the ground floor, you'll find a utility room with a convenient WC, which then connects to the expansive conservatory. The conservatory offers a delightful space for relaxation and entertainment and features french doors leading to the rear garden.

Leading upstairs, you'll discover two generously sized double bedrooms, each offering comfortable and versatile living spaces. The master bedroom stands out with fitted wardrobes and an en-suite bathroom, featuring a walk in shower, WC, and hand wash basin for added convenience. The upper level also includes a family bathroom with a shower over the bath, WC and hand wash basin.

Off road parking is available at the front and well maintained gardens to front, side and rear.

Located in the ever popular Alkrington, this property is ideally situated within easy reach of local schools, shops, amenities and transport links including the motorway network.

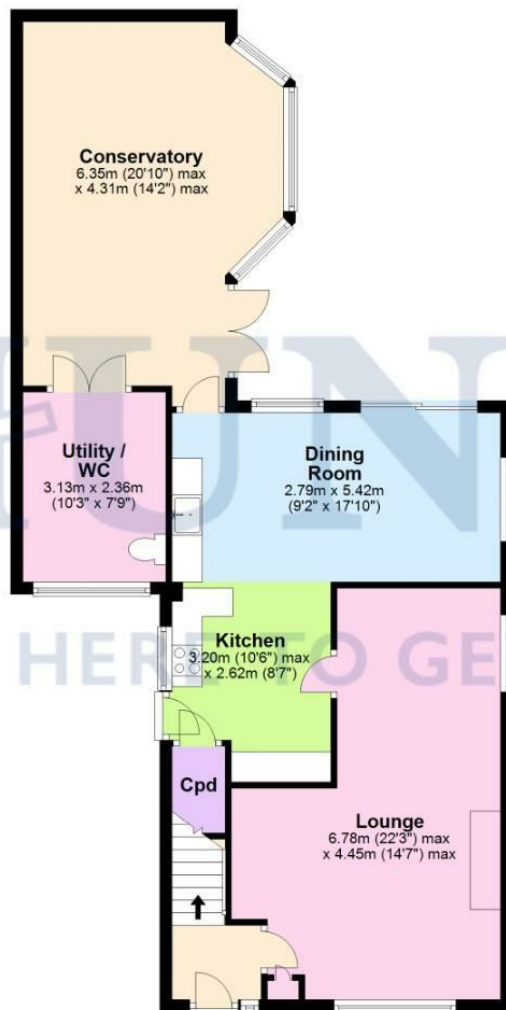
Viewing is highly recommended to truly appreciate the property on offer.

Tenure: Leasehold
Ground Rent: TBC
Council Tax Band: D
EPC - D

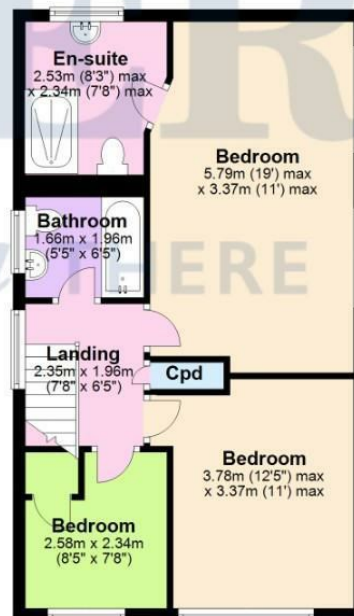




Ground Floor
Approx. 83.8 sq. metres (901.7 sq. feet)



First Floor
Approx. 52.5 sq. metres (564.9 sq. feet)



Total area: approx. 136.3 sq. metres (1466.6 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		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(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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