



Hardfield Road, Alkington, Middleton M24

- NO CHAIN
- USEFUL UTILITY ROOM
- THREE GENEROUS SIZED BEDROOMS
- ATTACHED GARAGE
- BRAND NEW DOUBLE DRIVEWAY
- LARGE REAR GARDEN
- IN THE SOUGHT AFTER AREA OF ALKINGTON
- IDEAL FOR A GROWING FAMILY

Offers In Excess Of £260,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present this three bedroom semi detached family home, located in the highly sought after area of Alkrington and presenting a unique opportunity with the added benefit of no onward chain. Situated in a popular local renowned for its excellent local schools and amenities, this property is thoughtfully designed to cater to the needs of a growing family.

Upon entering, you are greeted by an inviting entrance hallway that leads to a spacious lounge, providing the perfect setting for family gatherings, a well appointed kitchen/diner, complete with patio doors that open to a generously sized rear garden. A convenient useful utility room, accessible from the kitchen, adds practicality to the property. Upstairs you will discover a thoughtfully laid out accommodation featuring a landing area, two double bedrooms, and a versatile third bedroom that can serve as a child's bedroom or a home office space. A family shower room with WC, shower, and hand wash basin completes the upper level.

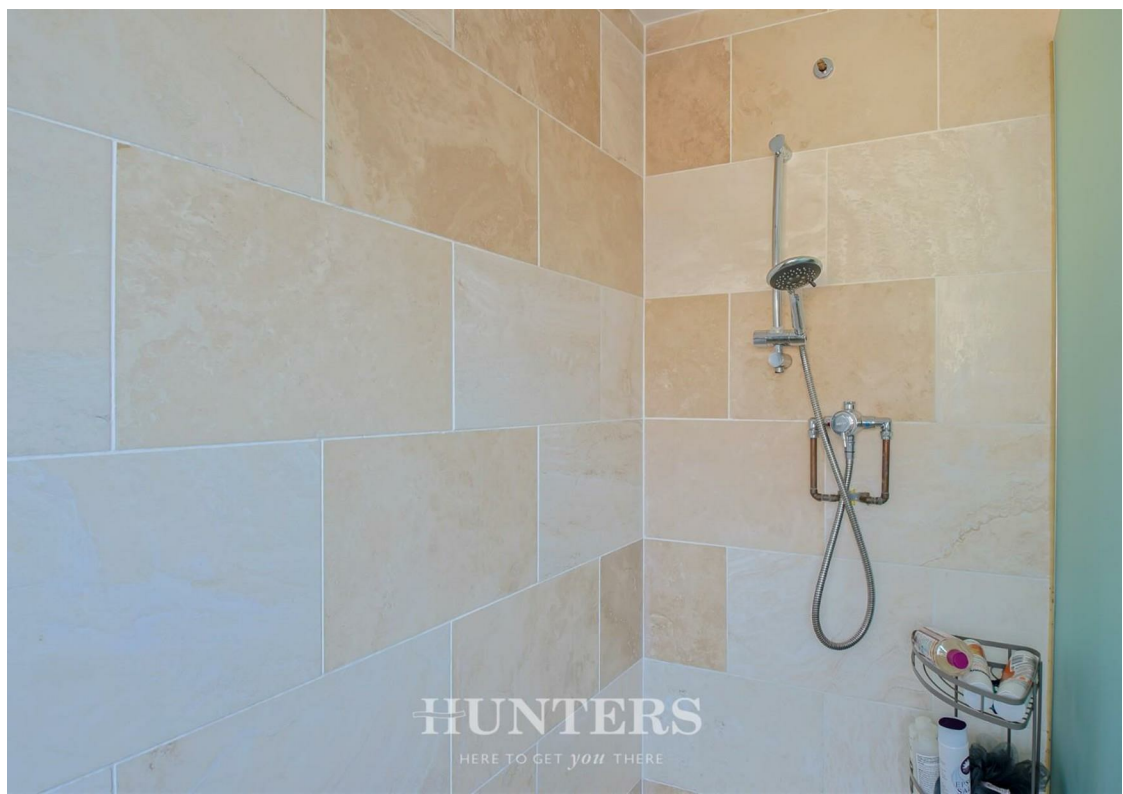
Externally, the property boasts a brand new double driveway leading to an attached garage at the front. The rear of the home offers a large garden with a patio area and a lawned garden, a perfect space for outdoor activities and family gatherings.

Situated approximately 5 miles north of Manchester city centre, Alkrington is a favored location for families, attracting residents with its reputable local schools and proximity to essential amenities. The area features a range of shops, with Middleton town centre easily accessible. Commuting is made convenient with easy access to major motorways.

Offered with no chain, this is sure to be popular so an early viewing is highly recommended.

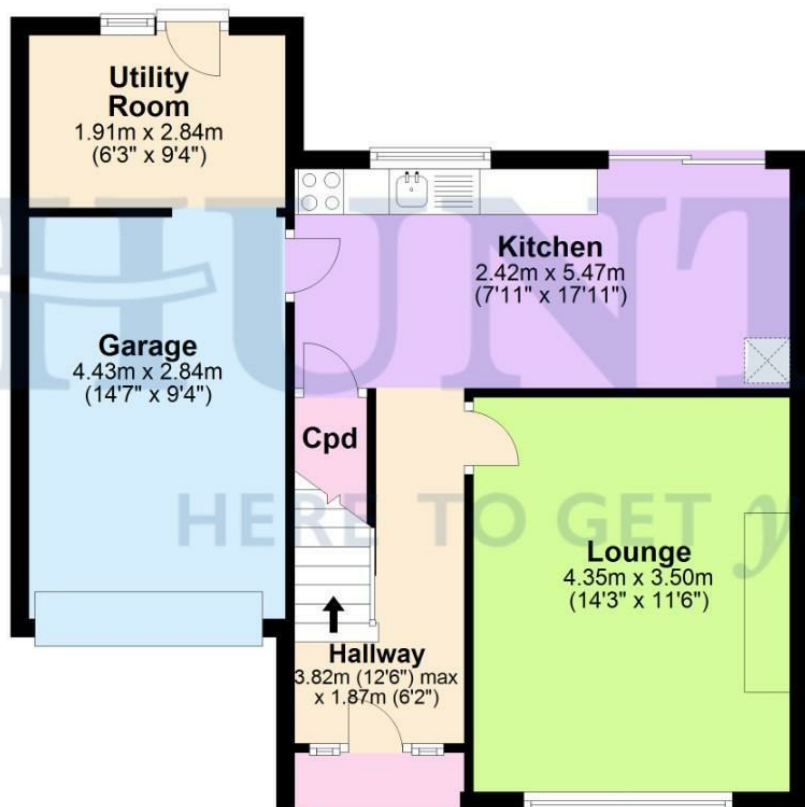
Tenure: Leasehold – 934 years remaining
Ground Rent: £12.00 per annum
Council Tax Band: C
EPC: D





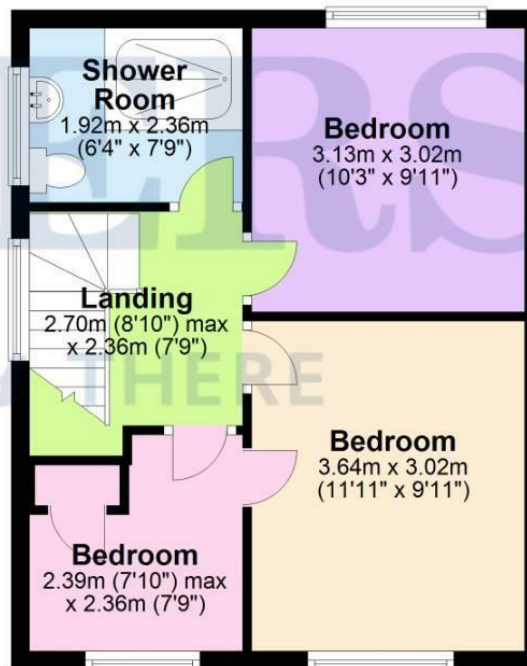
Ground Floor

Approx. 56.4 sq. metres (606.7 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 94.0 sq. metres (1011.4 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.

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>