



## Mossway, Alkington, Middleton M24

- FREEHOLD
- FIVE GENEROUSLY SIZED BEDROOMS
- OFF ROAD PARKING & INTEGRAL GARAGE
- IMMACULATELY PRESENTED THROUGHOUT
- POPULAR AREA OF ALKRINGTON
- GROUND FLOOR SHOWER ROOM
  - EXTENDED FAMILY HOME
  - CLOSE TO LOCAL SCHOOLS

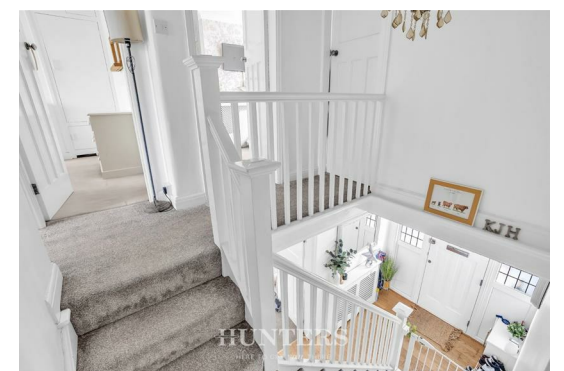
Offers In Excess Of £400,000





Hunters are delighted to offer for sale immaculately presented five bedroom double extended semi detached family home, nestled in the highly sought after Alkrington area. This meticulously maintained property boasts a range of desirable features, making it an ideal home for a growing family.

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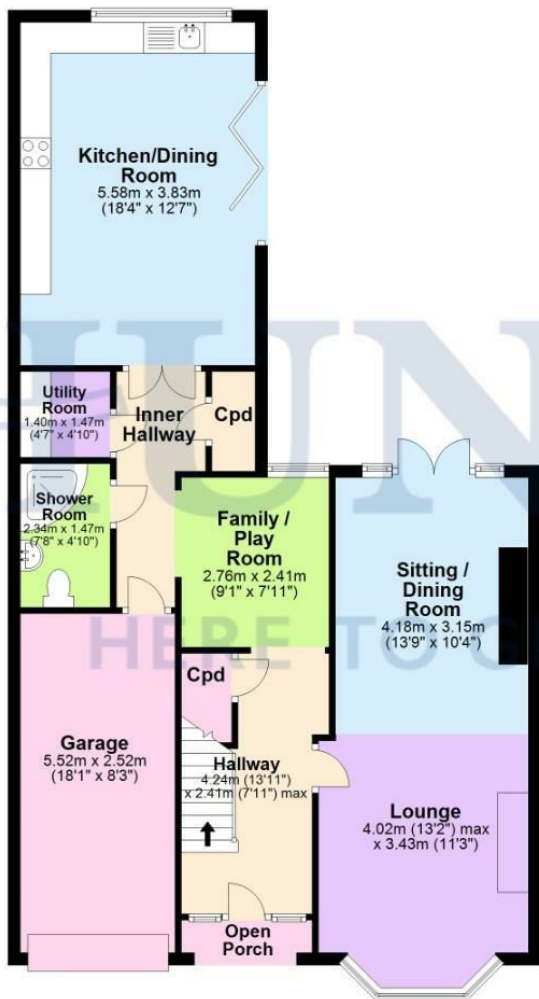




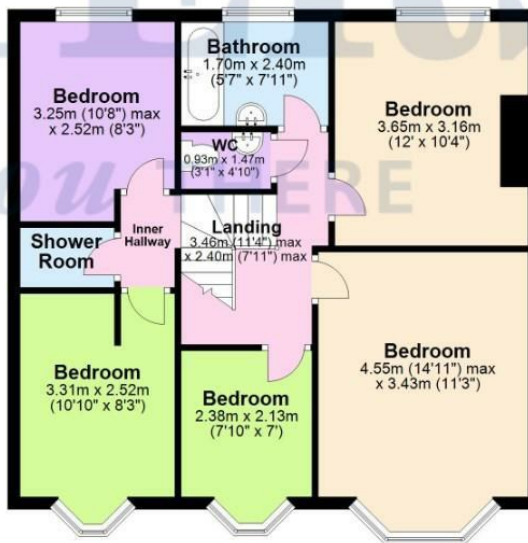




**Ground Floor**  
Approx. 92.8 sq. metres (999.3 sq. feet)



**First Floor**  
Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 157.4 sq. metres (1694.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</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

## 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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