



## Westfield Avenue, Alkrington, Middleton M24

- FREEHOLD
- QUIET CUL-DE-SAC
- IMMACULATEDLY PRESENTED
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- CATCHMENT AREA FOR LOCAL SCHOOLS
- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- DOUBLE DRIVEWAY
- PRIVATE LAWNED REAR GARDEN WITH PATIO AREA
- CLOSE TO LOCAL AMENITIES
- THREE WELL PRESENTED BEDROOMS

Offers In Excess Of £210,000

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



Hunters are delighted to present this immaculately presented three bedroom mid terraced property situated on a peaceful cul-de-sac in the highly sought after area of Alkrington on Westfield Avenue. This home offers an inviting retreat in one of the most sought after areas, making it an ideal choice for first time buyers or growing families.



Upon entering through the porch, you are greeted by a generously proportioned and impeccably maintained lounge area. Continuing through, the modern kitchen awaits, complete with fitted appliances, abundant natural light, a convenient storage cupboard, and direct access to the beautifully landscaped lawned garden. Upstairs reveals three well appointed bedrooms, two of which are doubles, providing ample space for comfortable living. Completing the first floor, a modern family bathroom awaits, featuring a WC, shower over bath, and a hand wash basin.



Externally, the property features a front block paved double driveway, providing convenient off road parking, while the rear boasts a delightful enclosed lawned garden and a charming patio area, ideal for families to enjoy in a private space.



Strategically positioned for easy access to Alkrington's array of shops and amenities, residents also benefit from being within the catchment area of highly regarded local schools, excellent transport links, and the nearby M60 motorway network, ensuring convenience.



Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B

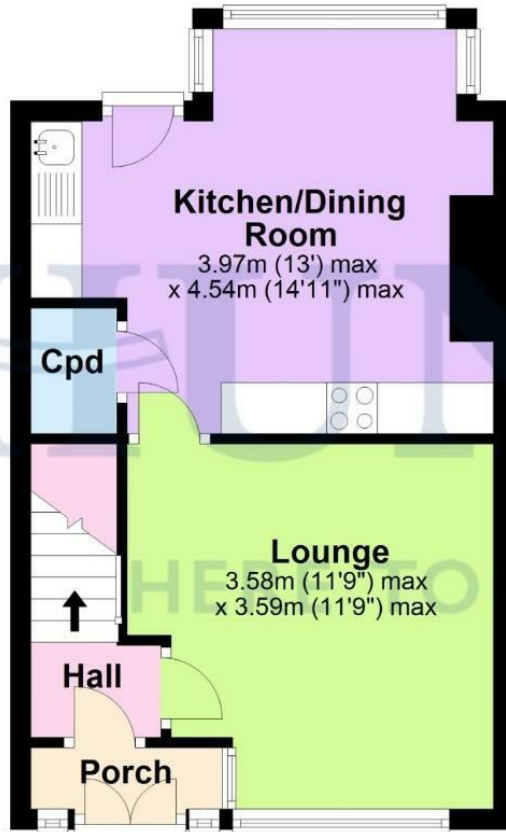






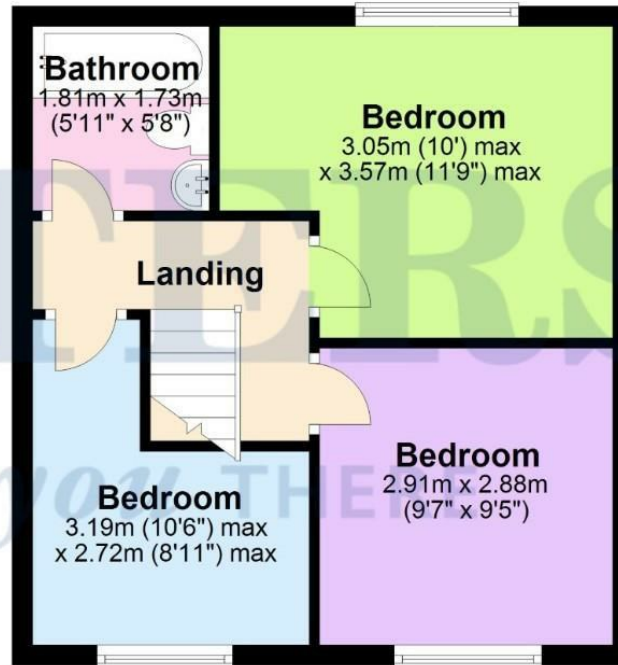
## Ground Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 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>                          |  |                         | <b>87</b> |
| (81-91) <b>B</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

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