



Andover Avenue, Alkrington, Middleton M24

- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- EXCELLENT OPPORTUNITY
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES
- SEPERATE GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- NEW BOILER
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS

Asking Price £175,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly introduce this well presented two double bedroom mid terrace property on Andover Avenue in the highly sought after area of Alkington. Featuring the added convenience of a nearby garage, the property presents an ideal prospect for first time buyers eager to step onto the property ladder or landlords seeking to expand their rental portfolio.

Upon entry through the hallway, you're welcomed into a spacious lounge. Adjacent lies a well appointed modern kitchen which leads into the versatile conservatory overlooking the private rear garden. Upstairs reveals two generously proportioned double bedrooms, with the master bedroom enjoying the added benefit of fitted wardrobes. Completing the upper level is a beautifully modern family bathroom, offering practicality with its WC, shower over bath and hand wash basin.

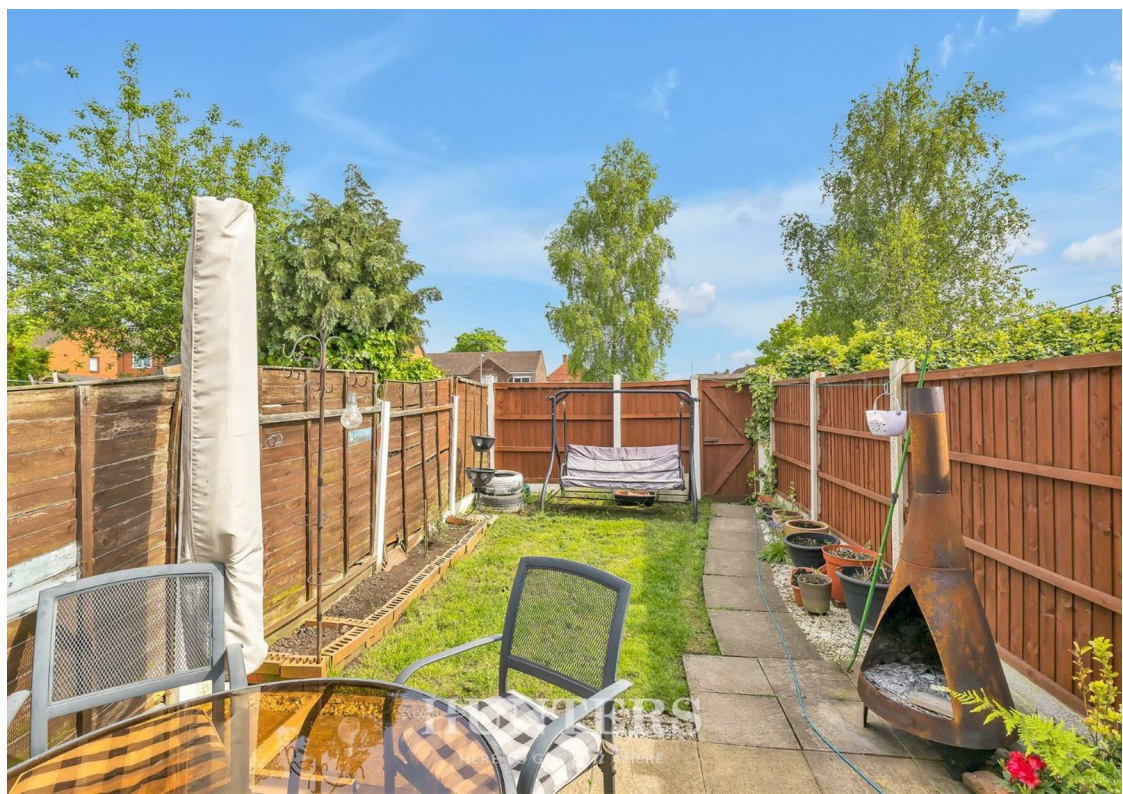
Externally, to the front there is a small gated garden, while to the rear provides additional private outdoor space with a patio area, a well maintained lawn and a gate which leads to the nearby garage, adding further convenience.

Alkington, situated approximately 5 miles north of Manchester city center, stands as a highly desirable locale in North Manchester. Residents benefit from a range of local amenities, including top tier schools and a diverse array of shops. Middleton town centre, with its wealth of amenities, is easily accessible, offering a blend of convenience and leisure. The property's proximity to the North West motorway network ensures effortless connectivity to surrounding areas, enhancing its appeal.

An early viewing is essential to fully appreciate the property on offer.

Tenure: Leasehold - 950 years remaining.
Ground Rent: approx. £20.00 per annum.
EPC Rating: D
Council Tax Band: A

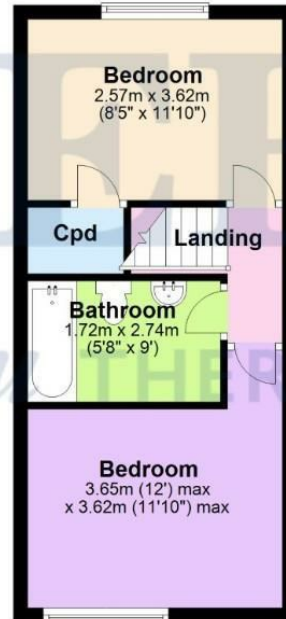




Ground Floor
Approx. 41.8 sq. metres (449.7 sq. feet)



First Floor
Approx. 30.2 sq. metres (324.7 sq. feet)



Total area: approx. 71.9 sq. metres (774.5 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			89
(81-91) B			
(69-80) C		68	
(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

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