



Uplands, Alkrington, Middleton M24

- DESIRABLE LOCATION OF ALKRINGTON
 - BI-FOLDING DOORS TO REAR
 - SPACIOUS PRIVATE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- CLOSE TO GOOD SCHOOLS & AMENITIES
- DOWNSTAIRS WC

Offers In Excess Of £275,000

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Hunters proudly present this beautifully presented three bedroom semi detached family home situated on Uplands in the highly desirable area of Alkington. Meticulously maintained and thoughtfully presented by its current owners, this property offers spacious living areas, impeccably manicured gardens, and convenient off road parking. Ideal for first time buyers or a growing family.

Upon entry, you are greeted by a welcoming hallway featuring a convenient ground floor WC. The inviting lounge showcases open plan living, creating a cosy ambiance, perfect for relaxation. The kitchen/dining room, complete with integrated white goods, exudes both style and functionality, with bi folding doors that provide seamless access to the large rear garden. Upstairs reveals three generously proportioned bedrooms, with the master bedroom benefitting from fitted wardrobes. A well appointed modern bathroom completes the accommodation, boasting a WC, hand wash basin and a shower over bath.

Outside, the property offers a delightful private rear garden, providing ample space for outdoor enjoyment, with a blend of a raised decked patio and lawned areas. To the front, a garden and driveway enhance the property's curb appeal.

Situated in the ever popular location of Alkington, boasting a prime location, the home is ideally situated for easy access to local shops, schools and amenities, also transportation networks, including the motorway system.

Viewing is highly recommended to fully appreciate all that this property has to offer.

Tenure: Leasehold - 910 years remaining on the Lease.

Ground Rent: £66.08 per annum.

EPC Rating: D

Council Tax Band: C





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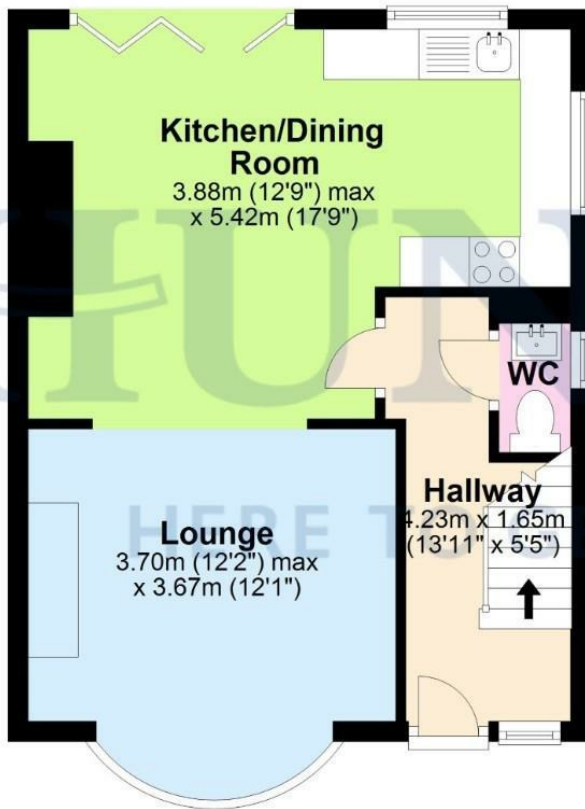
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Ground Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 75.6 sq. metres (814.0 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		66	
(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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