



Parkside, Woodside, Alkington, Middleton M24

- EXTENDED
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- IDEAL FOR A GROWING FAMILY
- WELL PROPORTIONED THREE BEDROOMS
- DESIRABLE AREA OF 'WOODSIDE' IN ALKRINGTON
- CLOSE TO ALKRINGTON WOODS
- ELEVATED POSITION
- CLOSE TO MOTORWAY NETWORK
- EPC C

Offers In Excess Of £310,000



Hunters proudly present for sale this beautifully presented three bedroom semi detached family home, situated on Parkside in the highly regarded area of 'Woodside' in Alkington. This property has been thoughtfully extended to provide an expansive layout, ideal for a growing family.

Upon entering through the porch, you are greeted by a spacious inner hallway leading into the lounge, which features a bay window allowing plenty of natural light and a cosy log burner. The dining room also boasts a log burner and bi-folding doors that open out to the patio area, creating a seamless indoor/outdoor living experience. The modern fitted kitchen includes integrated appliances such as a fridge freezer and oven.

Stairs lead up from the hallway to the first floor landing, providing access to three good sized bedrooms and a contemporary family bathroom, complete with a WC, separate shower, bath, and hand wash basin.

Externally, the property is set in an elevated position with a patterned imprinted concrete driveway offering off road parking for added convenience. The front garden enhances the kerb appeal, while the rear features an excellent sized, private tiered garden perfect for outdoor activities and relaxation.

Parkside is located in the sought after 'Woodside' Alkington area, one of Middleton's most popular locations. Approximately 5 miles from Manchester city centre, the area offers a range of local amenities, including excellent schools and a variety of shops. Middleton town centre, with its extensive amenities, is easily accessible, and the North West motorway network is just a short drive away. Additionally, families will appreciate Alkington Woods opposite the property.

Viewing is highly recommended to fully appreciate this fantastic property on offer.

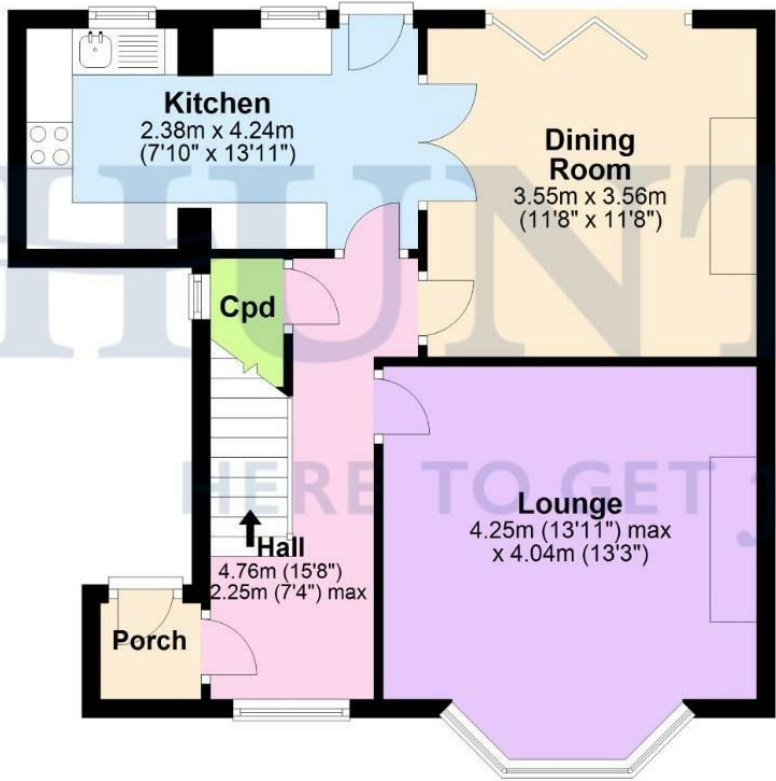
Tenure: Leasehold - 903 years remaining
Ground Rent: £4.00 per annum
EPC Rating: C
Council Tax Band: D





Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 92.0 sq. metres (990.5 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		
(81-91)	B		83
(69-80)	C	69	
(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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