

## Ash Walk, Alkrington, Middleton M24

- NO CHAIN
- DETACHED TRUE BUNGALOW
- DOUBLE DRIVEWAY FOR OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- EN-SUITE
- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- HIGH DEMAND
- LARGE BEAUTIFULLY PRESENTED REAR GARDEN
- USEFUL UTILITY ROOM
- IN NEED OF MODERNISATION

Price £350,000

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

Hunters proudly present this charming and spacious three bedroom detached true bungalow, perfectly situated on Ash Walk in the highly sought after area of Alkington. This delightful bungalow boasts numerous excellent features, including the added benefit of being offered with no chain. Given the high demand for bungalows in this popular area, this property is an opportunity not to be missed.

Although in need of a programme of modernisation and priced accordingly, this property offers tremendous potential for buyers looking to put their own stamp on a family home. Upon entering through the vestibule, you will find the master bedroom complete with its own modern en-suite, a second double bedroom, and a versatile third bedroom, all featuring fitted wardrobes. The main hallway leads to a family bathroom, an open plan dining/sitting room, a useful utility room for extra storage, a good sized kitchen with a breakfast bar, and a spacious lounge with patio doors opening out to the private, beautifully maintained lawned rear garden with a patio area.

From the hallway, a drop-down ladder provides access to the first floor attic room, which benefits from ample storage and velux windows that flood the room with natural light. With the appropriate planning consent, this space could potentially be converted into a fourth bedroom, as has been done in similar properties in the area.

Externally, the front of the property features a sloping double driveway offering off road parking and side access to the rear. The side access leads to the enclosed private lawned garden with a patio area, perfect for families to enjoy.

Located in the highly desirable area of Alkington, this property is within easy walking distance of local shops and excellent schooling. Middleton town centre and its array of amenities are easily accessible, and the M60 motorway network is just a short drive away, making this property an excellent choice for commuters.

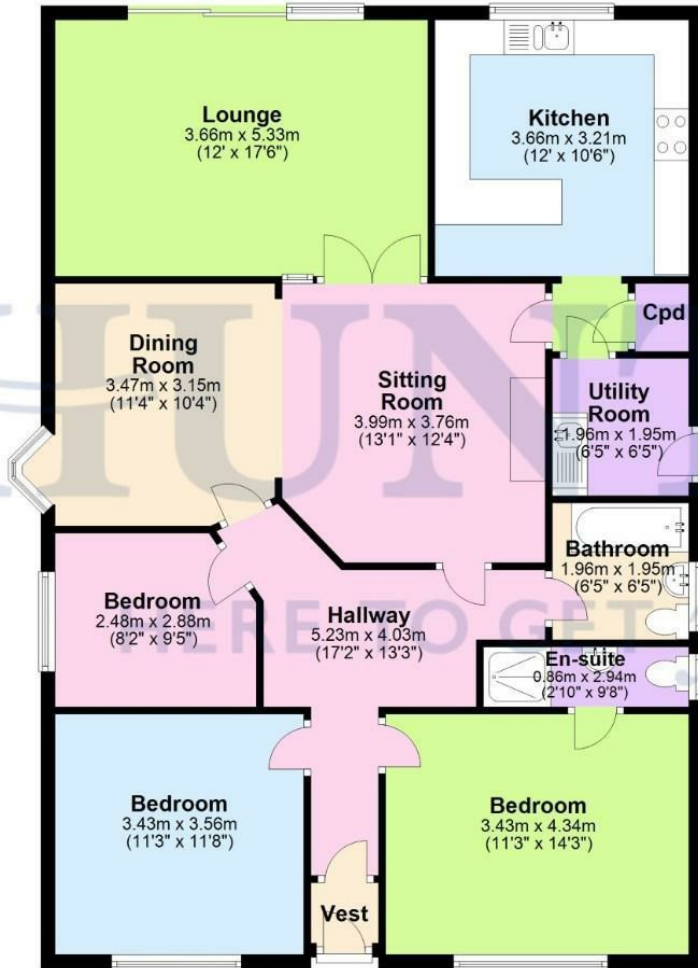
Given the high demand for bungalows, early viewing is highly recommended to fully appreciate the charm and potential of this property.

Tenure: Leasehold - 900 years remaining  
Ground Rent: £4.20 per annum  
EPC Rating: TBC  
Council Tax Band: E





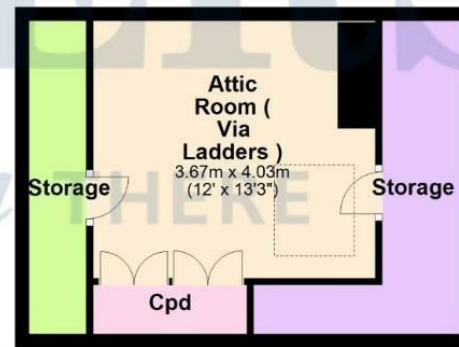
**Ground Floor**  
Approx. 120.7 sq. metres (1299.7 sq. feet)



Total area: approx. 137.3 sq. metres (1477.6 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.

**First Floor**  
Approx. 16.5 sq. metres (177.9 sq. feet)



## 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>63</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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