



Warwick Close, Alkrington, Middleton M24

- NO CHAIN
- QUIET CUL-DE-SAC
- DESIRABLE LOCATION OF ALKRINGTON
- SPACIOUS THROUGHOUT
- DOWNSTAIRS WC
- ATTIC BEDROOM WITH EN-SUITE
- TWO GARAGES & OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- CHARACTER FEATURES
- IDEAL FOR A GROWING FAMILY

Offers In Excess Of £350,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this spacious four bedroom semi detached home situated on a quiet cul-de-sac in the desirable location of Alkington on Warwick Close. This charming property, with no onward chain and brimming with character features, presents an excellent opportunity for a growing family. Boasting a recently updated roof (around 3 years ago), this home combines improvements with traditional charm.

Upon entering through the porch, you are greeted by a well sized lounge area that seamlessly leads into an expansive sitting room/dining room and a downstairs WC, for added convenience. Adjacent to the dining room, you'll discover a modern kitchen with integrated appliances and access to the covered patio area, rear lawned garden and detached garage, useful for a workshop or office. The ground floor is completed by a useful utility area with access to the attached garage.

Upstairs, a spacious landing leads to two double bedrooms and a generous third bedroom, ideal as a child's room or office space. The family bathroom features a WC, jacuzzi bath with shower over, and hand wash basin. The fourth bedroom, an attic conversion, is accessed by a fixed staircase from the landing. This room, illuminated by a velux window, benefits from natural light and includes its own ensuite.

To the front, the property offers a long driveway providing off-road parking for several cars, an attached garage, and a well maintained lawned garden leading to the entrance. The private rear lawned garden, complete with a detached garage, provides a perfect space for family enjoyment.

Situated in the sought-after area of Alkington, this home boasts a convenient location close to local schools, shops, amenities, and transport links, including the motorway network.

An early viewing is highly recommended as this property is certainly worth considering.

Tenure: Leasehold - 933 years remaining

Ground Rent: £10.00 per annum

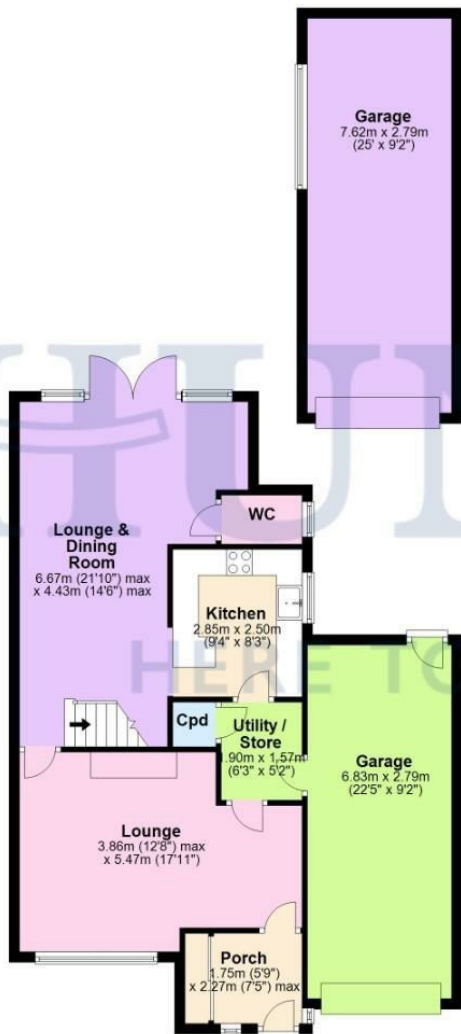
Council Tax Band: C

EPC Rating: C

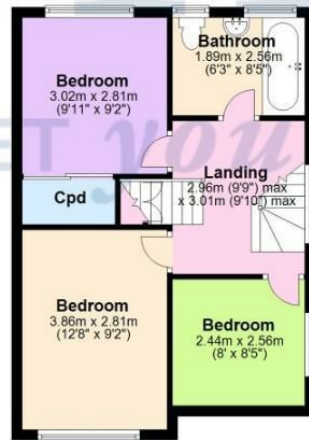




Ground Floor
Approx. 100.4 sq. metres (1081.1 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.3 sq. feet)



Second Floor
Approx. 24.3 sq. metres (261.8 sq. feet)



Total area: approx. 167.1 sq. metres (1798.2 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			
(69-80) C		73	83
(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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