



## Manor Road, Alkington, Middleton M24

- NO CHAIN
  - FACING ALKRINGTON PRIMARY SCHOOL
- IN NEED OF A PROGRAMME OF MODERNISATION
  - OFF ROAD PARKING & DETACHED GARAGE
    - THREE DOUBLE BEDROOMS
- DESIRABLE LOCATION OF ALKRINGTON
  - IDEAL FOR A GROWING FAMILY
    - EXCELLENT POTENTIAL
  - DOUBLE STOREY REAR EXTENSION
    - EPC C

Offers In Excess Of £290,000

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

Hunters are delighted to present for sale this exciting opportunity to purchase a charming and spacious three double bedroom semi detached home with a double storey extension on Manor Road in Alkrington. Situated in the highly sought after area of Alkrington and offered with no chain, this property is an ideal choice for prospective buyers looking to transform it into a delightful family home. While the home may benefit from a programme of modernisation, its character features and attractive pricing make it an appealing investment.

Upon entering through the generously proportioned hallway, you'll be welcomed into a bright and spacious lounge featuring a bay window that allows plenty of natural light to flood the room. The lounge seamlessly connects to the dining room through sliding doors, creating an open and versatile living space. The extended kitchen/breakfast room at the back of the house offers ample storage and access to the rear garden.

The first floor boasts a spacious landing leading to three bedrooms. The master bedroom, enhanced by a bay window, is flooded with natural light. The second bedroom is comfortably sized, while the third bedroom benefits from convenient eaves storage. Completing the upper floor is a family bathroom equipped with a shower over the bath, WC, and a hand wash basin.

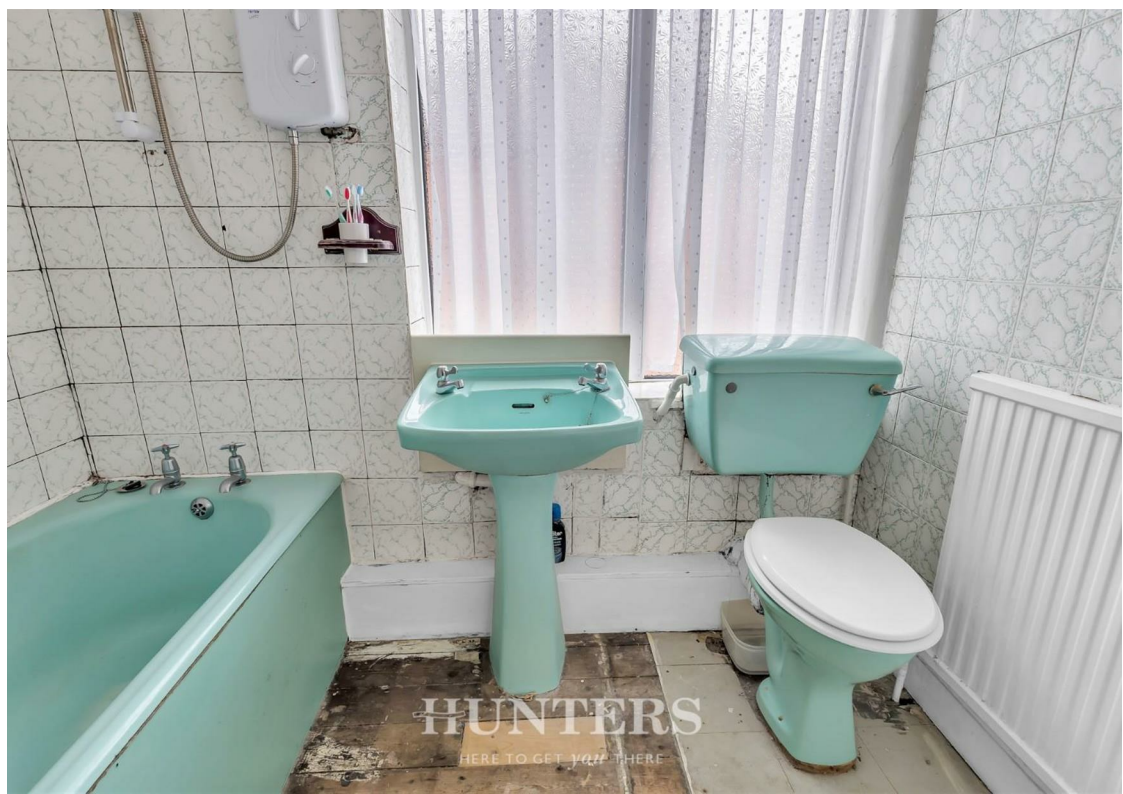
Externally, the property features a well maintained lawned garden at the front and a long driveway leading to a private rear garden with a detached garage, adding to its practicality and appeal.

This property enjoys a prime location with close proximity to local schools, shops, amenities, and transport links, including easy access to the motorway network. Alkrington Primary School is within reach, and the scenic Alkrington Woods is just a short distance away, offering beautiful natural surroundings.

Early viewing is highly recommended for this property to truly appreciate the property on offer.

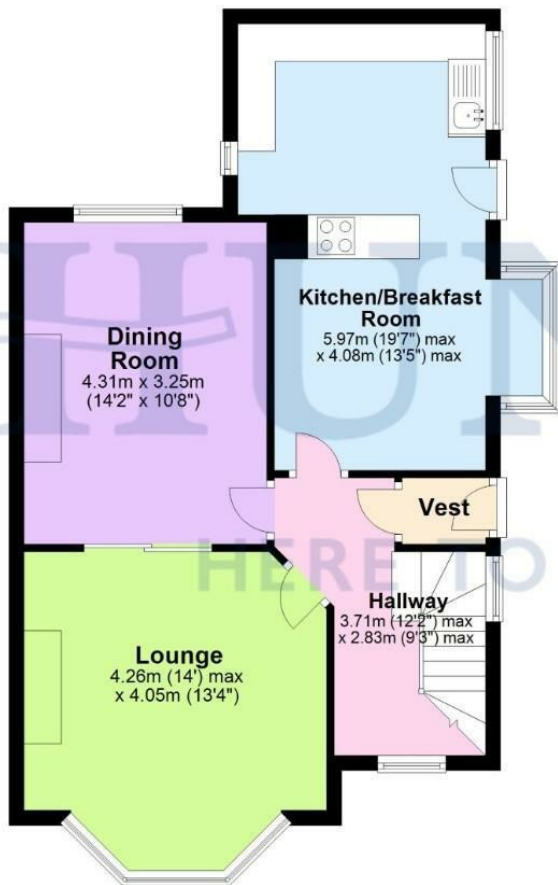
Tenure: Leasehold - 895 years remaining  
Ground Rent: £6.50 per annum  
Council Tax Band: D  
EPC Rating: C





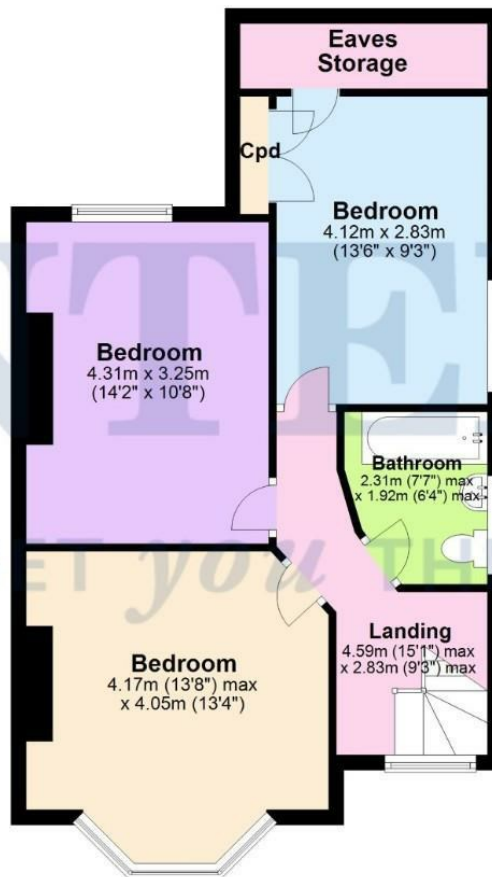
### Ground Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



### First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



### Outbuilding

Approx. 12.1 sq. metres (129.9 sq. feet)



Total area: approx. 122.6 sq. metres (1319.9 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>72</b>	
(69-80) <b>C</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

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>