



Kingsway, Alkrington Middleton M24

- EXTENDED
- RECENTLY HAD A PROGRAMME OF MODERNISATION
- IN THE HIGHLY DESIRABLE AREA OF ALKRINGTON
- IDEAL FOR A GROWING FAMILY
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING & DETACHED GARAGE
- READY TO MOVE INTO
- SOUTHERLY FACING REAR GARDEN

Offers In The Region Of £325,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present for sale this immaculately presented, extended three bedroom semi detached family home, located in the highly sought after area of Alkrington on Kingsway. This attractive and modern property is elevated from the road, offering a good degree of privacy.

Recently, it has undergone an extensive programme of modernisation, including a new roof, new electrics, full central heating with a new boiler, a brand newly fitted kitchen, and a bathroom, making it an ideal move in ready home for a growing family.

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the space and luxury found throughout. The tastefully decorated and generously sized lounge offers a homely ambiance, perfect for relaxation and entertainment, featuring a bay window that allows plenty of natural light. The lounge seamlessly leads to the open plan modern kitchen/dining room, which boasts integrated appliances that enhance both style and convenience. French doors open out to the recently landscaped, southerly facing rear garden, ideal for enjoying outdoor living.

Upstairs, a spacious landing leads to the master bedroom, a luxurious retreat featuring fitted wardrobes and a bay window that fills the room with light. There is a further double bedroom and a versatile third bedroom that can serve as a child's room or an office space. A well appointed modern family bathroom completes the upstairs living space, offering both comfort and functionality.

Outside, the property features a welcoming lawned front garden with off road parking and a detached garage for added convenience. The rear garden is private and includes a lawned area and a patio, perfect for family gatherings.

The location in Alkrington is known for its convenience, with local shops, schools, and transportation links within walking distance. It offers excellent connectivity to commuter routes, including Manchester City Centre, which is approximately six miles away, and proximity to the M62 motorway network.

Tenure: Leasehold – 961 years remaining

Ground Rent: £5.00 per annum

EPC Rating: TBC

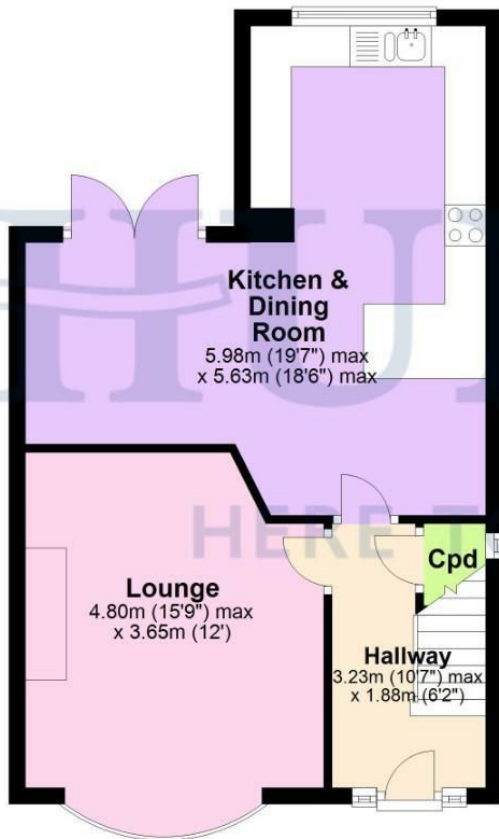
Council Tax Band: C





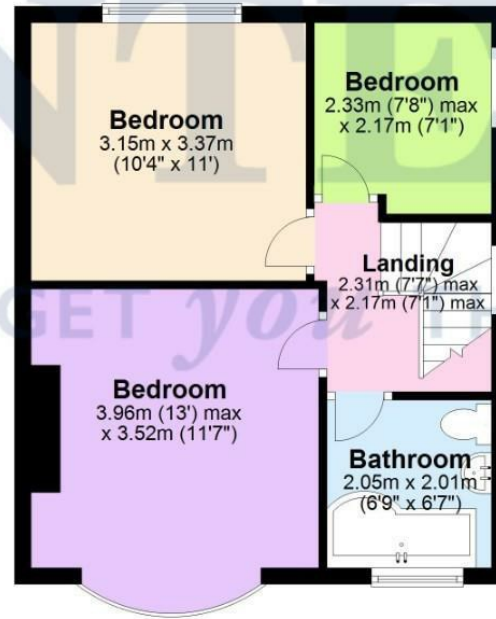
Ground Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Outbuilding

Approx. 14.0 sq. metres (150.8 sq. feet)



Total area: approx. 97.3 sq. metres (1046.8 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.

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			88
(81-91) B		75	
(69-80) C			
(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

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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