

## Boardman Fold Road, Alkrington, Middleton M24

- NO CHAIN
- DESIRABLE LOCATION OF ALKRINGTON
  - DETACHED GARAGE
  - GOOD SIZED CORNER PLOT
  - CLOSE TO ALKRINGTON WOODS
- IN NEED OF SOME MODERNISATION
  - OFF ROAD PARKING
  - EXPANSIVE REAR GARDEN
  - IDEAL FOR A GROWING FAMILY
  - CLOSE TO LOCAL AMENITIES

Offers In Excess Of £240,000

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Hunters proudly present this charming three bedroom semi detached home situated in the desirable location of Alkington on Boardman Fold Road. This property, held by the same family since built, awaits a new chapter of modernisation and enhancement, offering buyers the opportunity to put their own stamp on this family home.

Upon stepping through the hallway, you're greeted by a generously proportioned lounge with a sizable window overlooking the well maintained rear garden. Adjacent to the lounge, French doors lead into the dining room. Completing the ground floor is a spacious kitchen and a useful side porch, providing ample space for a family. Upstairs reveals two well sized double bedrooms, with the master bedroom featuring fitted wardrobes and the second bedroom offering views of the rear garden. The smaller third bedroom is ideal for a child's bedroom or an office space. Completing the upper floor is a convenient bathroom equipped with a bath and hand wash basin, alongside a separate WC.

One of the property's standout features is the detached garage and the expansive rear and side gardens, providing a large space for families. Additionally, off road parking is available to the side, accompanied by another meticulously maintained garden.

Situated in the sought after area of Alkington, this property enjoys proximity to local schools, shops, amenities, and transport links, including easy access to the motorway network. Nature enthusiasts will appreciate the proximity to Alkington Woods, perfect for leisurely strolls and outdoor adventures.

Although the house requires some modernisation, it has the potential to become a stunning family home with a little TLC. With its desirable location, character features, and generous outdoor space, this property is sure to attract a lot of interest from buyers looking for a project.

An early viewing is highly recommended to unlock the full potential of this property.







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## 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.

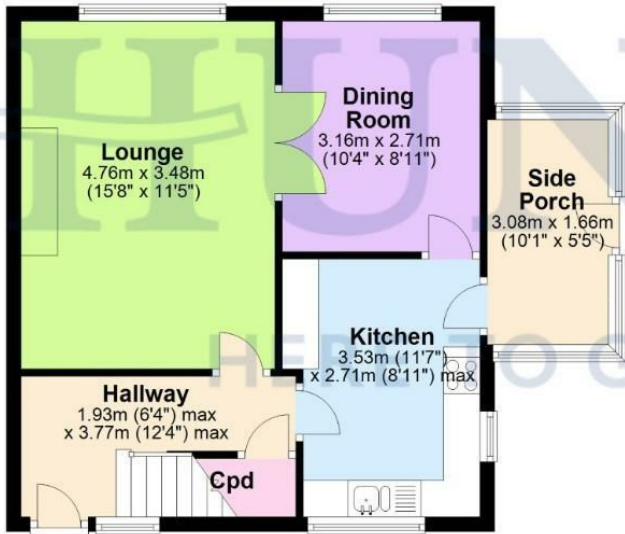
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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

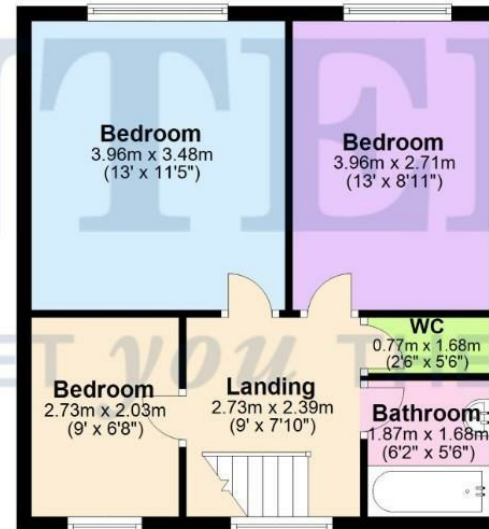
### Ground Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



### Outbuilding

Approx. 17.7 sq. metres (190.3 sq. feet)



Total area: approx. 108.7 sq. metres (1169.6 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.

### 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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