Moss Lane, Alkrington, Middleton M24

- 1930'S DETACHED FAMILY HOME
- BIFOLDING DOORS TO THE REAR
- OFF ROAD PARKING/ATTACHED GARAGE
- NEWLY RENOVATED
- NEW CENTRAL HEATING SYSTEM
- LARGE PRIVATE REAR GARDEN
- HIGHLY DESIRABLE LOCATION OF ALKRINGTON
- WELL PRESENTED THROUGHOUT
- RECENT REWIRE
- IDEAL FOR A GROWING FAMILY

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HERE TO GET *you* THERE

Offers In Excess Of £485,000

Hunters are thrilled to present this beautifully modernised 1930's detached home on Moss Lane in the desirable area of Alkrington, Middleton. Perfect for a growing family, this spacious property combines classic charm with contemporary upgrades, boasting numerous features such as an attached garage, established gardens, and ample living space in a highly sought after location.

Upon entering the home, you are greeted by a welcoming entrance hallway with a convenient cloak area. The hallway leads into a generously sized lounge, featuring a bay window that floods the room with natural light, complemented by new carpeting and an electric fireplace for added comfort. The heart of the home is the stunning kitchen/dining area, complete with bifold doors that open onto a meticulously maintained rear garden. The newly installed kitchen showcases sparkling white granite worktops, a large island with barstools, a gas hob, an electric double oven, and integrated appliances, including a wine cooler. The adjacent dining room, with French doors leading to the garden, has been tastefully redecorated, creating a perfect space for family meals and entertaining. The ground floor is completed by a versatile utility room that can also serve as a cloakroom or downstairs toilet.

The first floor features a spacious landing that provides access to three recently decorated well appointed bedrooms. Two of these are generously sized doubles, both with fitted wardrobes, while the third bedroom offers flexibility as a child's room or home office. The modern bathroom is fully tiled and equipped with a power shower, a sleek floating sink, a concealed cistern toilet, and spotlights set into a panelled ceiling. A separate, fully tiled WC adds to the home's practicality. Additional storage is available in the loft, which is accessible by a ladder and has been boarded out.

Externally, the property offers off road parking at the front and an attached garage with an inspection pit, ideal for car enthusiasts or DIY projects. The rear garden is a true highlight, featuring a large, private lawn and a raised seating area that's perfect for outdoor gatherings and family activities.

Key highlights of this property include:

- A newly fitted kitchen with granite worktops and modern appliances (2021)
- Full electrical rewire (2021)
- New heating system and boiler with column radiators on the ground floor (2021, under warranty)
- Extensive ground floor renovations, including replastering and new oak-style vinyl flooring
- Vaulted ceiling with roof windows leading to the rear patio doors
- Replacement of lead water mains with plastic
- New external lighting in the front, side, and rear gardens
- Fully redecorated throughout

Moss Lane is nestled in the heart of Alkrington, Middleton, a highly sought after residential area. Alkrington is well regarded for its excellent selection of schools, including both primary and secondary options, making it an ideal location for families with children. The area is also home to several beautiful parks and green spaces, such as Alkrington Woods Nature Reserve, which is just a short distrance away. Moss Lane is conveniently situated close to Middleton town centre, where you'll find a variety of shops, supermarkets, and other amenities. For commuters, Moss Lane offers excellent transport links. The property is within easy reach of major road networks, including the M60 and M62 motorways, providing quick access to Manchester city centre, which is just a 20-minute drive away. Public transport options are also abundant, with regular bus services and the nearby Mills Hill train station offering convenient connections to Manchester and beyond.

This exceptional home is ready to move into, offering a perfect blend of period features and modern living, making it an ideal choice for any family looking to settle in a desirable location.

Tenure: Leasehold - 910 years remaining

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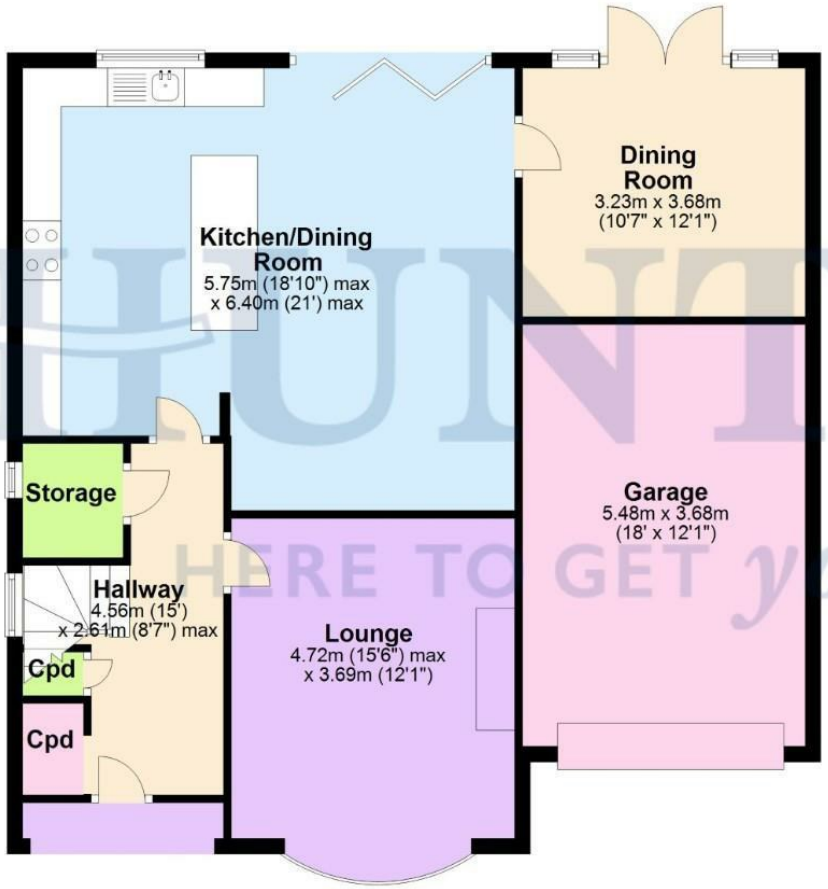
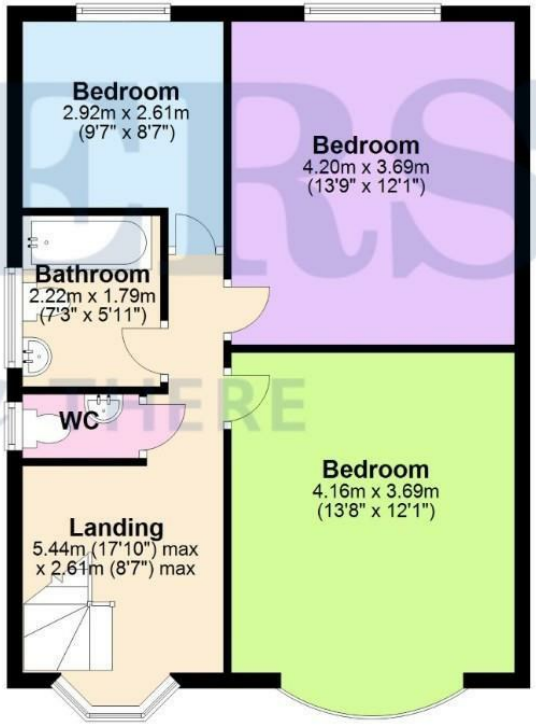
Ground Floor

Approx. 97.6 sq. metres (1051.0 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



Total area: approx. 152.2 sq. metres (1638.6 sq. feet)

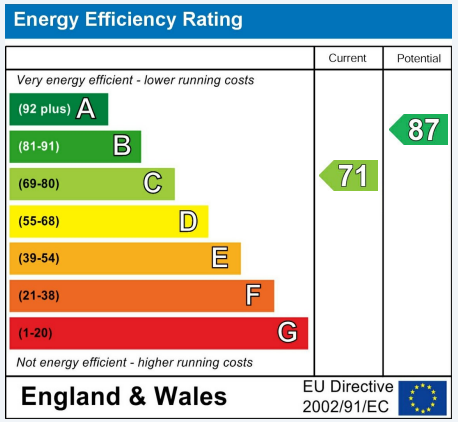
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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.



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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