



Kingsway, Alkrington, Middleton M24

- FREEHOLD
- CONVERTED GARAGE
- WELL PRESENTED THROUGHOUT
- LARGE PRIVATE REAR GARDEN
- LARGE ATTIC ROOM
- NO CHAIN
- OFF ROAD PARKING
- HIGHLY DESIRABLE LOCATION OF ALKRINGTON
- SPACIOUS CONSERVATORY
- EPC RATED C

Asking Price £425,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are thrilled to welcome this stunning no chain and versatile property, offering a perfect blend of spacious living and practical functionality. Situated on Kingsway in the highly sought after Alkrington, this property is in proximity to reputable schools.

Upon entering, you are greeted by a generous hallway that seamlessly flows into a spacious lounge area, ideal for both relaxing and entertaining. The lounge opens up to a bright and airy dining room, which is conveniently adjacent to the well-appointed kitchen.

Moving upstairs, the first floor boasts a delightful landing that leads to four generously sized bedrooms, providing ample room for family and guests. The main bedroom is particularly luxurious, complete with an en-suite bathroom for added privacy and convenience. Additionally, there is a large family bathroom and a convenient storage room to accommodate all your essentials. The property also features a superb attic room, which has been thoughtfully designed to maximize natural light, offering a versatile space that can be adapted to suit your needs, whether as a home office, playroom, or extra living area.

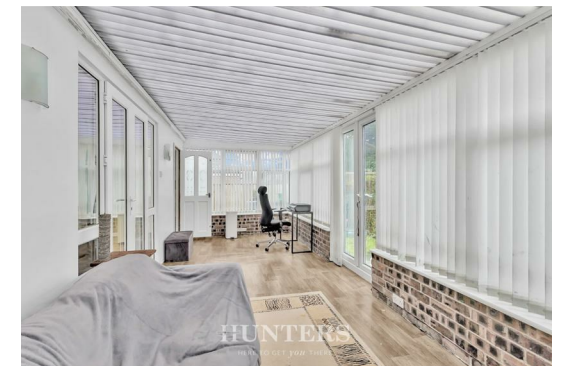
The garage has been thoughtfully converted into a functional space, now featuring a useful storage area, a modern shower room, and a practical utility room, catering to all your organisational needs.

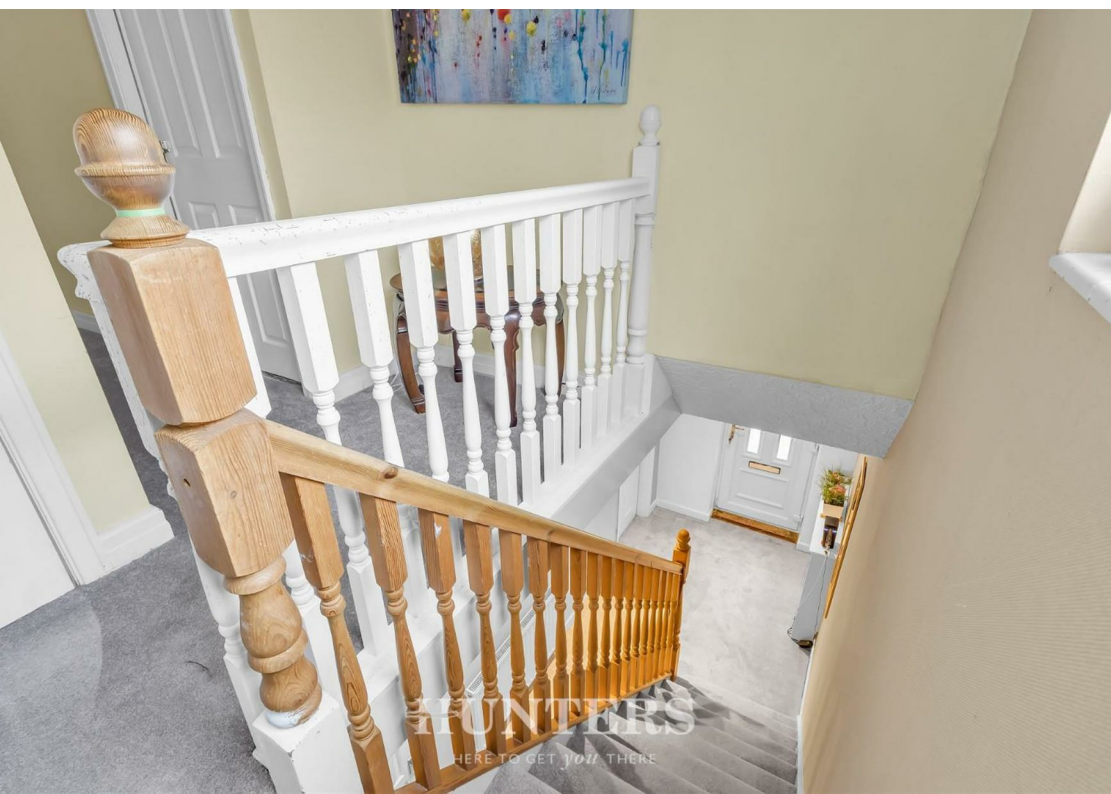
At the rear of the property, you'll find a truly impressive conservatory. This expansive space offers a serene retreat with ample natural light, perfect for enjoying the garden views or unwinding after a long day.

This exceptional property combines comfort and practicality with its spacious living areas, thoughtful conversions, and abundant natural light, making it an ideal home for modern living.

Located on Kingsway in Alkrington, the property enjoys a prime position with easy access to local amenities, parks, and green spaces. Alkrington Woods Nature Reserve is just a short distance away, offering beautiful walking trails and outdoor activities for the family. The area also boasts excellent transport links, with convenient access to the M60 motorway, making it ideal for commuters. Additionally, Middleton town centre, with its range of shops, cafes, and supermarkets, is just a short drive away, ensuring everything you need is within reach.

Tenure: Freehold
EPC Rating: C
Council Tax Band: D





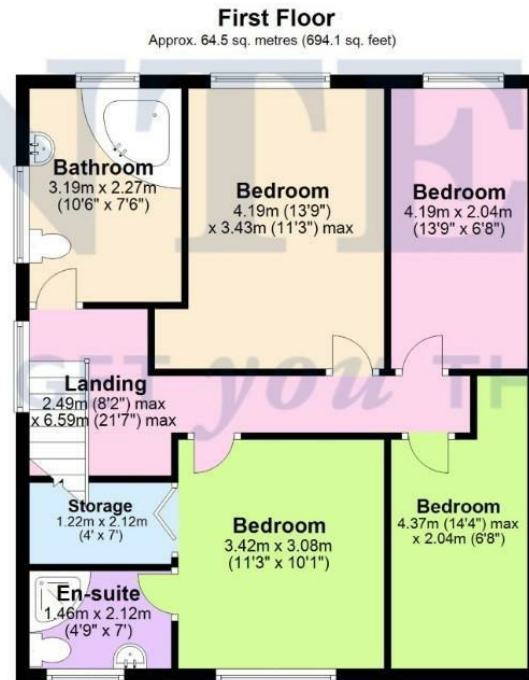
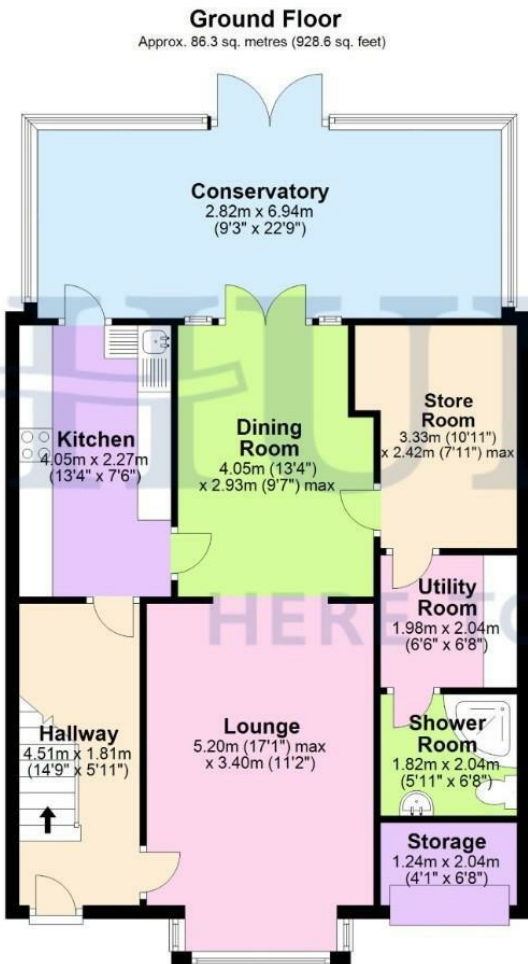
ENERGY PERFORMANCE CERTIFICATE

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 | 72 | 81 |
| (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



Total area: approx. 177.8 sq. metres (1913.9 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.



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