



## Mount Road, Alkrington, Middleton M24

- FREEHOLD
- DETACHED GARAGE
- DOWNSTAIRS WC
- BEAUTIFULLY PRESENTED GARDENS
- HIGHLY DESIREABLE AREA OF ALKRINGTON
- ADDITIONAL ATTIC ROOM
- OPEN PLAN SPACIOUS LIVING ACCOMMODATION
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- THREE DOUBLE BEDROOMS
- EPC RATING - C

Offers Over £365,000

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

Hunters are delighted to present this beautifully maintained three bedroom semi detached family home with an additional attic room, located in the highly sought after area of Alkington on Mount Road. This thoughtfully designed property is ready for immediate occupancy, offering generous living space perfect for a growing family.

Upon entering, you are welcomed by a spacious hallway with ample storage, including a cloak cupboard, built in cupboard, and a convenient downstairs WC. The ground floor boasts a well presented sitting room, dining area, and kitchen. The sitting room features a charming bay window that fills the space with natural light, and bi-folding doors provide the option to open or close off the dining area, creating flexibility for both entertaining and privacy. The kitchen offers plenty of room, featuring a central island with a second fan assisted oven, an integrated slimline dishwasher, and French doors that open onto a beautifully landscaped rear garden. Additionally, a cosy lounge area with a log burner and French doors leading to the garden adds extra comfort, ideal for relaxing or hosting guests.

Upstairs, you'll find three generously sized double bedrooms, two with fitted wardrobes. The master bedroom is a standout with a fitted dressing table, a spacious understairs cupboard, and a full length wardrobe, adding both functionality and charm. The family bathroom is well appointed with a WC, shower over bath, and a hand wash basin. A fixed staircase leads to the top floor attic room, a versatile space perfect for additional storage or flexible use.

Externally, the property boasts a private front lawn and a detached garage for added convenience. The rear garden is beautifully landscaped and well maintained, providing an ideal space for outdoor activities and family gatherings.

Mount Road in Alkington is part of a highly desirable residential area. It is within easy reach of local amenities, including popular schools, shops and Alkington Woods Nature Reserve. The area also benefits from excellent transport links, with nearby motorway access and regular public transport routes, offering convenient connections to Manchester city centre and surrounding areas.

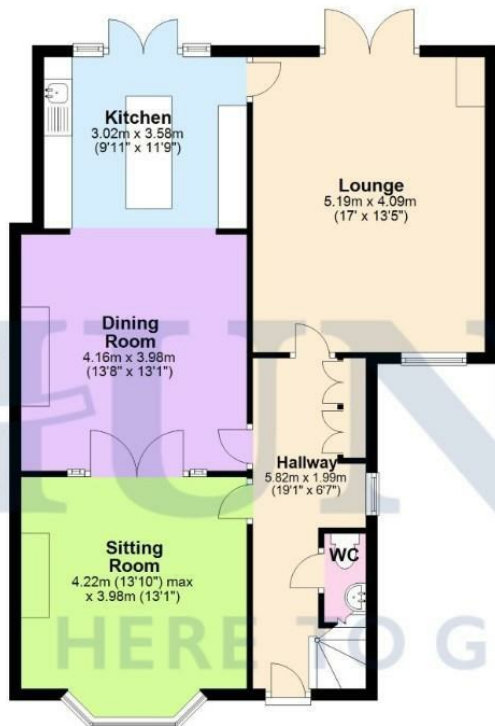
This stunning home combines style, space, and practicality, making it a fantastic opportunity for families looking to settle in a desirable location.

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

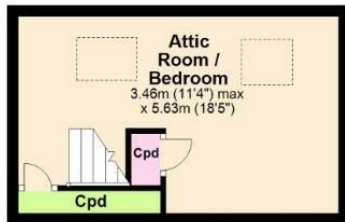




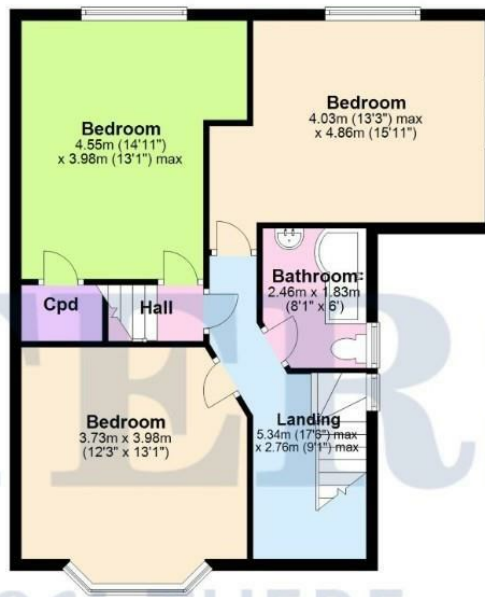
**Ground Floor**  
Approx. 77.4 sq. metres (833.0 sq. feet)



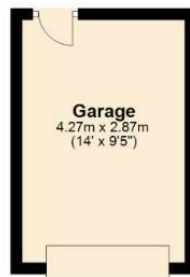
**Second Floor**  
Approx. 19.1 sq. metres (206.1 sq. feet)



**First Floor**  
Approx. 65.2 sq. metres (702.1 sq. feet)



**Third Floor**  
Approx. 12.2 sq. metres (131.7 sq. feet)



Total area: approx. 174.0 sq. metres (1872.8 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) <b>A</b>		
(81-91) <b>B</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	
	77	84

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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