



## Westfield Avenue, Alkrington, Middleton M24

- FREEHOLD
- QUIET CUL-DE-SAC
- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- EASY TRANSPORT LINKS TO CITY CENTRE
- TWO DOUBLE BEDROOMS
- NO CHAIN
- EXPANSIVE SIDE & REAR GARDEN
- METICULOUSLY PRESENTED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS

Asking Price - Asking Price £210,000

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



Hunters proudly presents for sale this meticulously presented two bedroom end of terrace property, nestled on a peaceful cul-de-sac in the highly sought after area of Alkrington, on Westfield Avenue. With its welcoming atmosphere and prime location, this delightful home is perfect for first time buyers or growing families.

Upon entering, you are greeted by a generously proportioned and impeccably maintained open plan lounge/dining room. Moving through to the kitchen, you will find fitted appliances, abundant natural light and direct access to the beautifully landscaped lawned garden.

Upstairs, the property boasts two well appointed double bedrooms, each offering ample space for comfortable living. Completing the first floor is a modern family bathroom, featuring a WC, shower over bath, and a hand wash basin, designed for both style and practicality.

Externally, the property offers allocated off road parking for added convenience. The rear of the home reveals an expansive enclosed lawned garden and a charming decking area, perfect for family activities and private outdoor enjoyment.

Strategically positioned for easy access to Alkrington's array of shops and amenities, residents also benefit from being within the catchment area of highly regarded local schools, excellent transport links, and the nearby M60 motorway network, ensuring utmost convenience.

Viewing is highly recommended to fully appreciate all that this property has to offer.

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







## Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



## First Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 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.

## 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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

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