



## Kirkway, Alkrington, Middleton M24

- PERFECT FOR A GROWING FAMILY
  - AMPLE OFF ROAD PARKING
  - TWO BATHROOMS
  - TWO STOREY EXTENSION
  - GREAT FOR COMMUTERS
- SITUATED IN A HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
  - DETACHED GARAGE
  - PRIVATE SPACIOUS LAWNED GARDEN
  - THREE DOUBLE BEDROOMS
  - CLOSE TO LOCAL AMENITIES

Asking Price £330,000

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HERE TO GET *you* THERE



Hunters proudly present this generously extended three bedroom semi detached home, ideally positioned on Kirkway in the highly sought after area of Alkrington, Middleton. While the property would benefit from some renovation, it offers incredible potential for a growing family, featuring a two storey rear extension and ample off road parking for multiple vehicles.

Upon entering, you are welcomed by a bright hallway leading to the well proportioned kitchen/dining area, thoughtfully extended to provide additional space for family living. The expansive lounge features a charming bay window that enhances natural light and sliding doors that open to a private, well maintained lawned garden. A detached garage offers extra storage or potential workspace. Completing the ground floor is a convenient shower room with a walk in shower, WC and hand wash basin.

The first floor hosts three spacious double bedrooms, ideal for a larger family, along with a modern three piece family bathroom. Additionally, a drop down ladder from the landing provides access to a converted attic room, featuring carpeted flooring, storage, and skylight windows. With the necessary planning permissions, this space could be transformed into an additional bedroom.

Externally, the property boasts a stylish slate grey block paved driveway, offering generous off road parking and extending down the side of the home to the detached garage. The rear garden is fully enclosed, providing a safe and private outdoor space for relaxation or family activities.

Located in the highly desirable Alkrington area, the home is within walking distance of local shops and excellent schools. Middleton town centre and its array of amenities are easily accessible, while the M60 motorway network is just a short drive away, making this an excellent choice for commuters.

Don't miss the opportunity to view this fantastic family home.

Tenure: Leasehold - 920 years remaining  
Ground Rent: TBC  
EPC Rating: D  
Council Tax Band:







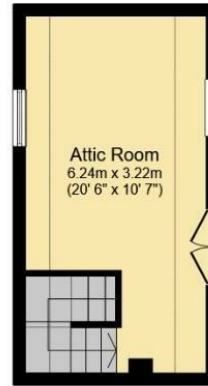




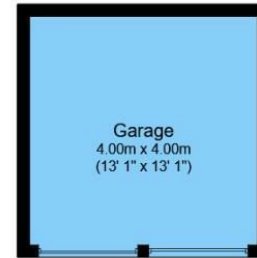
Ground Floor



First Floor



Second Floor



Garage

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Total floor area 144.3 sq.m. (1,553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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>		
(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	

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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