

**Manor Road, Alkrington, Middleton M24**

**£475,000**

**HUNTERS®**

HERE TO GET *you* THERE

- TURN KEY PROPERTY ON COMPLETION
- LARGE NEWLY FITTED KITCHEN WITH INTERGRATED APPLIANCES
- NEW ALUMINIUM BI FOLDING DOORS TO REAR
- NEW CENTRAL HEATING SYSTEM
- FULL REWIRE THROUGHOUT

- BACK TO BRICK RENOVATION THROUGHOUT
- NEW DORMER WITH DOUBLE BEDROOM AND EN SUITE
- UTILITY ROOM
- NEW GUTTERING AND FACIAS
- FULLY LANDSCAPED GARDENS INCLUDING NEW FENCING

Hunters North Manchester proudly presents this to be fully renovated, Turn Key property, situated in the highly sought-after area of Alkrington. This extended 4 bedroom semi-detached home is undergoing a complete back-to-brick renovation and will be finished to the highest standard, offering a modern, stylish living space.

Upon completion, the property will feature four spacious bedrooms, three high specification bathrooms, a separate lounge, and a large kitchen/lounge diner, perfect for family living and entertaining. Additional highlights include a convenient downstairs bathroom, a utility room, and brand-new UPVC windows and doors, with sleek aluminium bifold doors leading to the garden.

Externally, the home will have new fascia, gutters, and downpipes, along with a fully landscaped garden, new fencing, and a newly laid driveway. The property will be re-wired, with new plumbing and heating throughout, and all interior spaces will be fully decorated with high-quality floor coverings included.

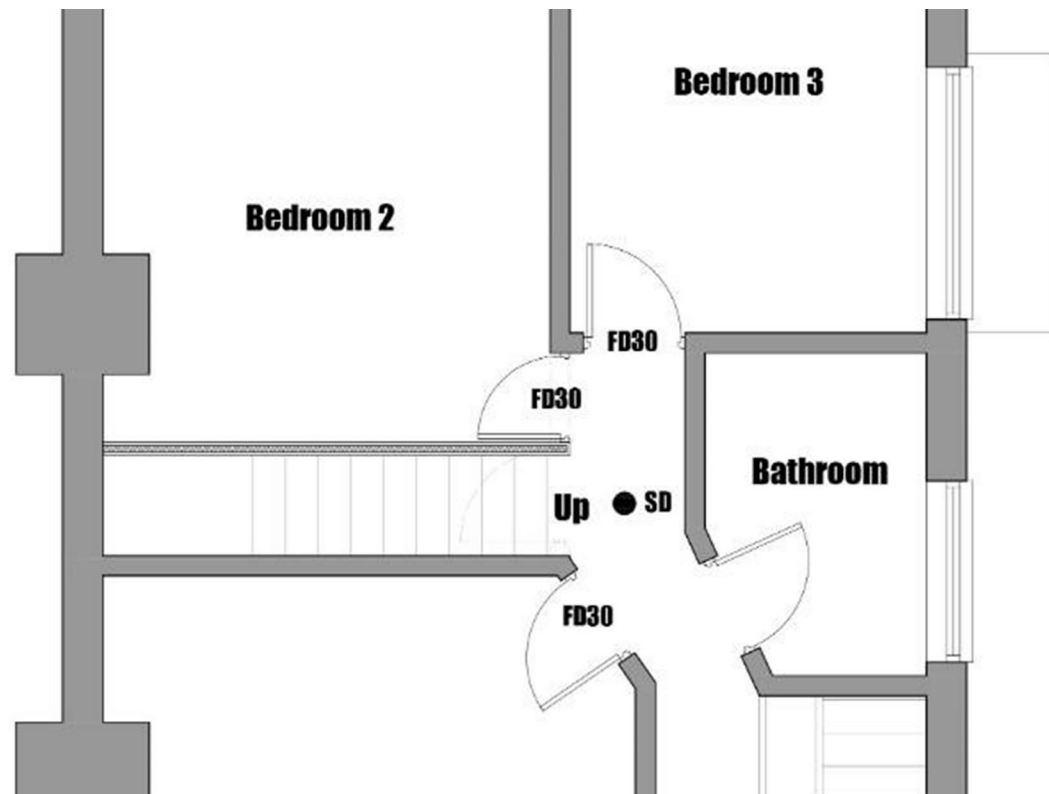
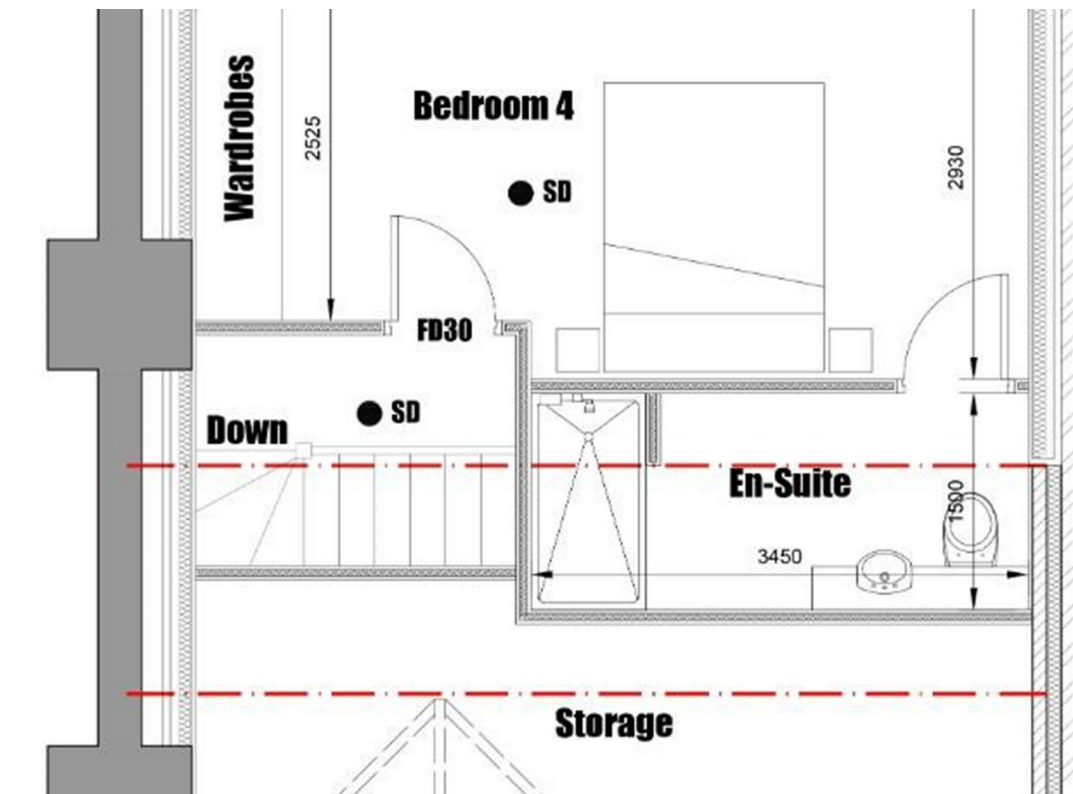
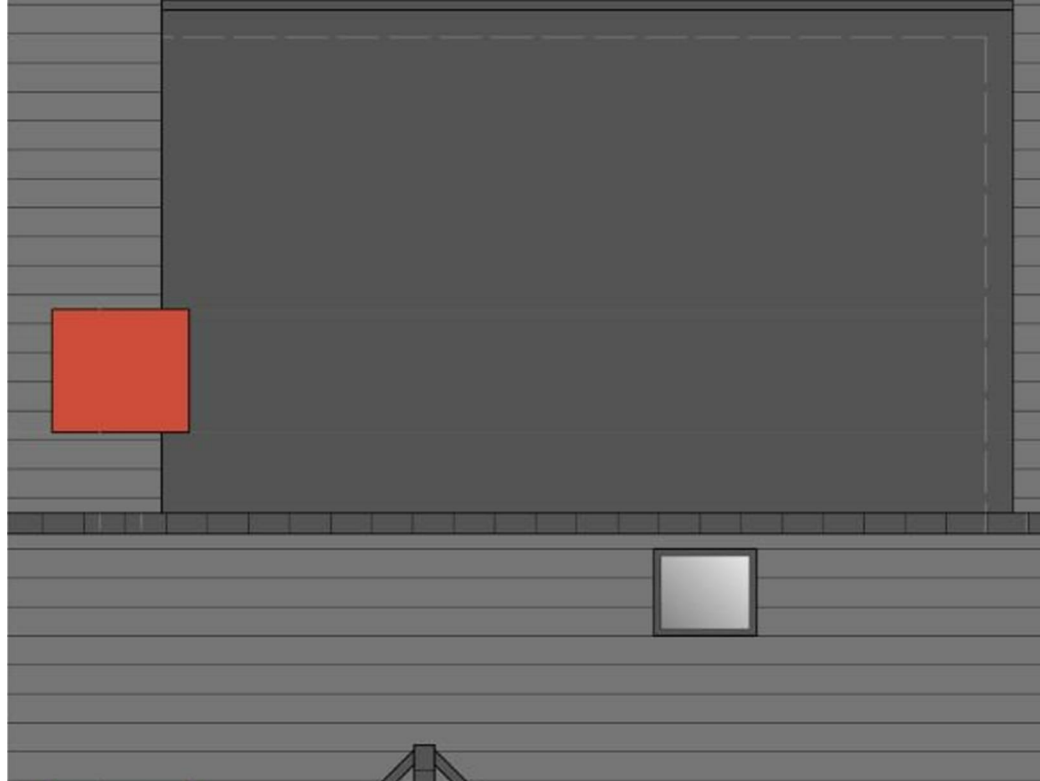
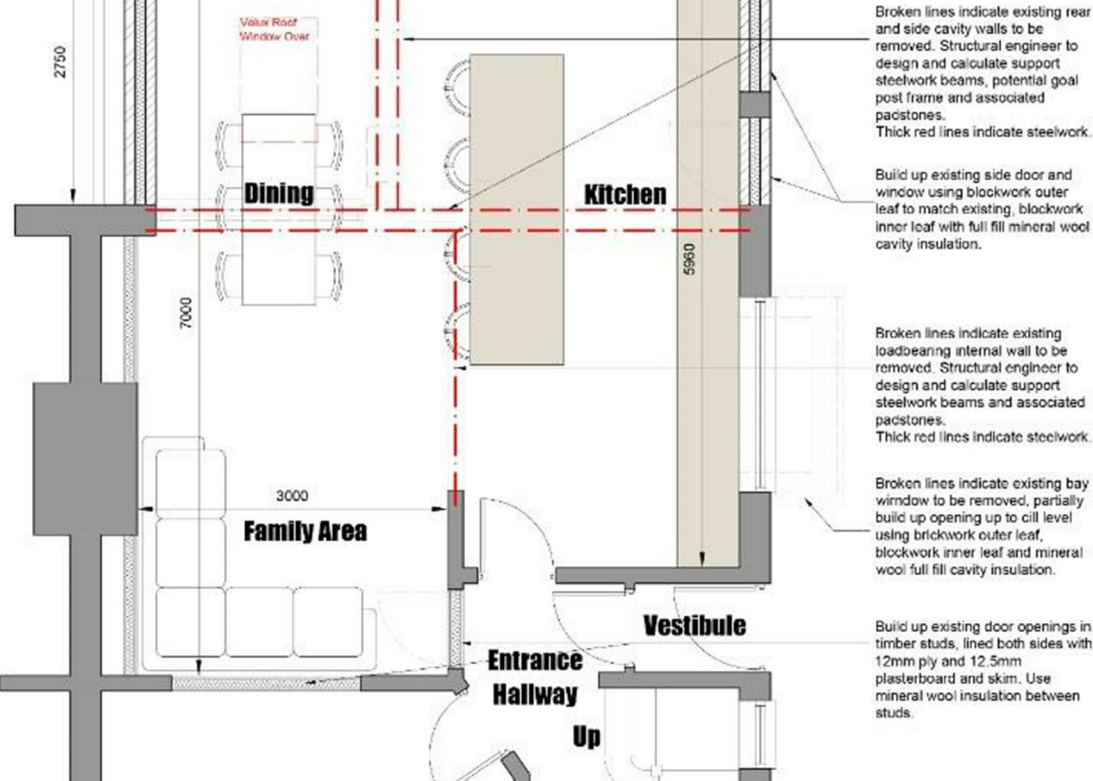
This exceptional home is truly a Turn Key move-in property, ready to offer a fresh start for its lucky new owners!

Tenure: Leasehold - 895 years remaining

Ground Rent: £6.50 per annum

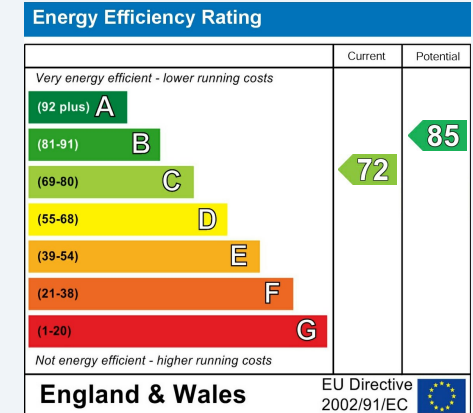
Council Tax Band: D

EPC Rating: C



## 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

### 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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