

Leighton Avenue, Alkrington, Middleton M24

- QUIET CUL-DE-SAC
- IDEAL FOR A GROWING FAMILY
- OFF ROAD PARKING
- DETACHED GARAGE
- BUILT IN 2012
- DESIRABLE LOCATION OF ALKRINGTON
- BEAUTIFULLY PRESENTED FRONT & REAR GARDEN
 - DOWNSTAIRS WC
- THREE WELL PROPORTIONED BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT

Asking Price £330,000

HUNTERS®
HERE TO GET *you* THERE

Hunters proudly present this impeccably maintained three bedroom detached home on Leighton Avenue, situated in a peaceful cul-de-sac within the highly desirable Alkrington area. Built in 2012, this modern property is perfect for a growing family looking to settle down in a peaceful location.

Upon entering, you are welcomed by a spacious hallway leading into a bright and airy lounge, which is complemented by French doors that open out to the beautifully landscaped rear garden. The ground floor further boasts a contemporary kitchen with integrated appliances, seamlessly connecting to the separate dining room, ideal for family gatherings and entertaining. A convenient WC completes the ground floor layout.

Upstairs, you'll find three generously sized bedrooms. The master suite enjoys the added luxury of an en-suite bathroom, providing a private retreat. The second bedroom is a spacious double, while the third bedroom offers versatility as either a children's room, guest room, or home office. The family bathroom on this floor is fitted with a WC, bath, and hand wash basin.

Externally, the property features off road parking to the front, with the added benefit of a detached garage and a well maintained lawned garden. The rear garden is a standout feature, offering a beautifully presented combination of decked and lawned areas, complete with a charming pergola, perfect for family entertainment during the warmer months.

Leighton Avenue is conveniently located off Arden Avenue, which in turn leads off Evesham Road in the popular Alkrington district of Middleton. Alkrington is approximately 5 miles north of Manchester city centre, with Middleton town centre just a mile away, offering a wide variety of amenities. The property is also easily accessible to Rochdale, Bury, and Oldham, while the North West motorway network is just a short drive away, making it an ideal choice for commuters. Excellent local schooling and a range of shops further enhance the appeal of this family friendly area.

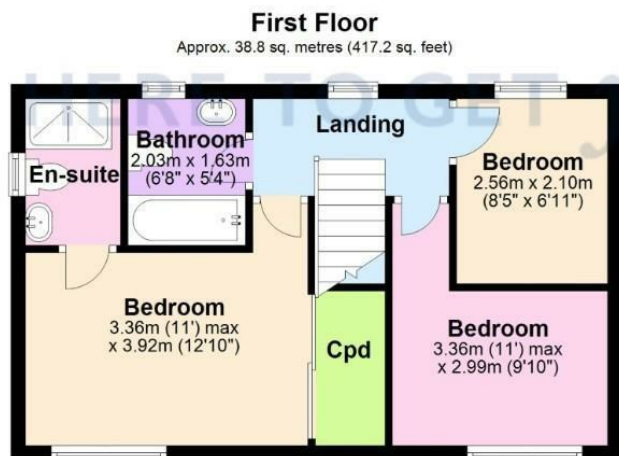
Tenure: Leasehold - 140 years remaining
Ground Rent: £250.00 per annum
Council Tax Band: D
EPC Rating: TBC







Outbuilding
Approx. 16.5 sq. metres (177.6 sq. feet)



Total area: approx. 97.4 sq. metres (1048.4 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) A		90
(81-91) B	77	
(69-80) C		
(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

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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