



Roundthorn Road, Alkrington, Middleton M24

- FREEHOLD
- OFF ROAD PARKING
- IDEAL FOR A GROWING FAMILY
 - CONSERVATORY
 - EPC RATING - C
- HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
 - INTEGRAL GARAGE
 - BEAUTIFULLY PRESENTED REAR GARDEN
 - THREE WELL PROPORTIONED BEDROOMS
 - COUNCIL TAX BAND - C

Price £285,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are thrilled to present this beautifully maintained three bedroom semi detached family home, ideally situated on the highly desirable Roundthorn Road in Alkrington. With off road parking for several cars, a spacious rear garden, and generous living areas, this property offers the perfect setting for a growing family looking to settle in a sought after location.

Upon entering, you are greeted by a welcoming hallway that leads into a cosy lounge. Further along, the well proportioned kitchen/dining room provides a bright and airy environment, with patio doors leading to a charming conservatory. The conservatory offers a space to relax, with lovely views over the impeccably maintained lawned rear garden. For added convenience, the integral garage can be accessed directly from the kitchen.

Upstairs, the first floor comprises two generously sized double bedrooms, along with a versatile single bedroom, offering plenty of flexibility for family living or hosting guests. A well presented family bathroom completes the upper level, featuring a WC, shower over bath, and hand wash basin.

To the front of the property, you'll find an expansive driveway with ample parking for several cars, complemented by the integral garage. The rear garden is a true standout, offering an extensive space for outdoor enjoyment. Accessible via French doors from the conservatory, the garden features a decked area with a pergola, perfect for family gatherings and a well maintained lawn with another pergola, creating an inviting outdoor retreat ideal for relaxing or entertaining.

Situated in the heart of the highly sought after Alkrington area, this home is perfectly positioned for access to a range of local amenities. You'll find reputable primary and secondary schools within a short distance, making it ideal for families. The property is also close to the vibrant Middleton Town Centre, offering a variety of shops, cafes, as well as supermarkets for convenience. In addition, the location offers excellent transport links, ideal for commuters.

We highly recommend a viewing to fully appreciate the charm, space, and potential this exceptional property offers, in one of Middleton's most desirable locations.

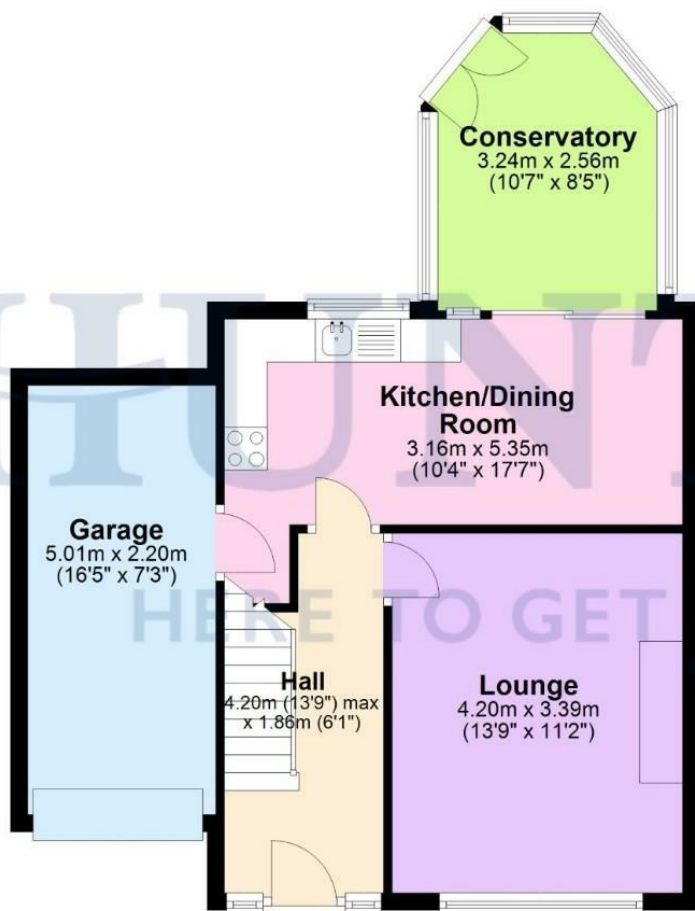
Tenure: Freehold
EPC Rating: C
Council Tax Band: C





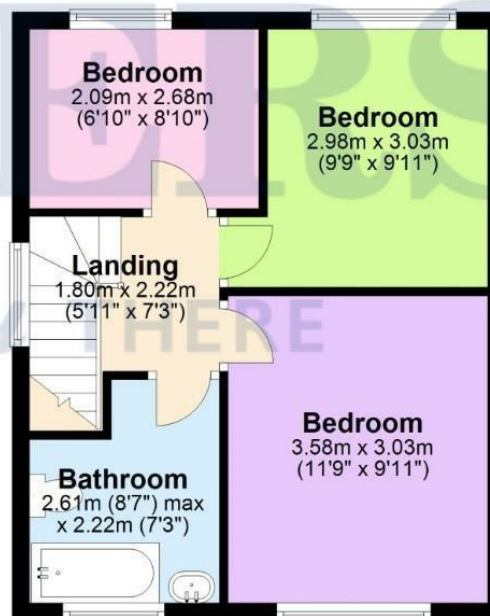
Ground Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 91.0 sq. metres (979.2 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		
(81-91) B		84
(69-80) C	69	
(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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