



York Road East, Alkington, Middleton M24

- FREEHOLD
- IN THE HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- POTENTIAL FOR OFF ROAD PARKING (WITH PLANNING PERMISSION)
- CLOSE TO LOCAL AMENITIES
- SPACIOUS THROUGHOUT
- FIVE GOOD SIZED BEDROOMS
- BEAUTIFULLY PRESENTED SPACIOUS REAR GARDEN
- IDEAL FOR A GROWING FAMILY
- OPEN PLAN LOUNGE & DINING ROOM
- COUNCIL TAX BAND - B

Offers In Excess Of £275,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present this charming and spacious five bedroom mid terrace home, perfectly situated on the ever popular York Road East in Alkrington. This property offers generous living space across three floors, making it an ideal choice for growing families seeking both comfort and versatility.

The home welcomes you with a bright entrance hallway that flows seamlessly into a spacious open plan lounge and dining area, perfect for relaxing or entertaining. This light filled space continues into a well appointed kitchen, which opens onto a beautifully maintained lawned garden complete with a patio area and convenient outdoor storage.

Upstairs, the first floor features three well proportioned bedrooms and a modern family bathroom. A fixed staircase leads to the top floor, where you'll find two additional attic bedrooms, ideal for older children, guests, or even a home office setup.

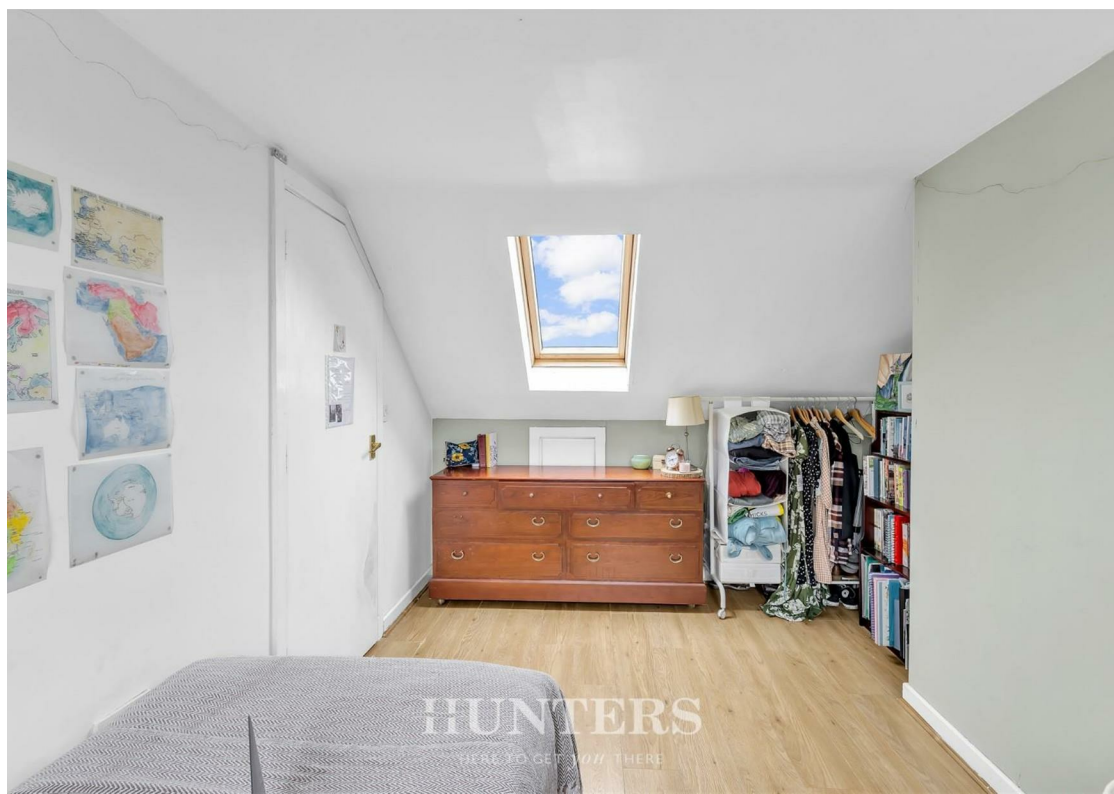
To the front, the property offers a low maintenance paved garden, with potential (subject to the necessary planning permissions) to create off-road parking, as seen with neighbouring homes. The rear garden is a true highlight, well kept and perfect for enjoying summer evenings with family and friends.

Located in a prime spot within Alkrington, this property is just a stone's throw from excellent local amenities, highly regarded schools, and superb transport links including easy access to the M60 motorway.

This charming home must be viewed to truly appreciate everything it has to offer. Don't miss the opportunity to make it yours—book your viewing today!

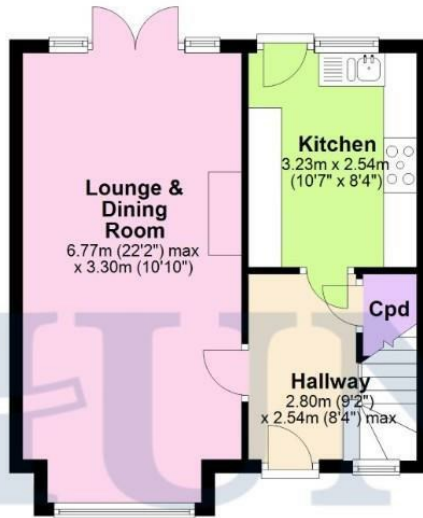
Tenure: Freehold
EPC Rating: C
Council Tax Band: B





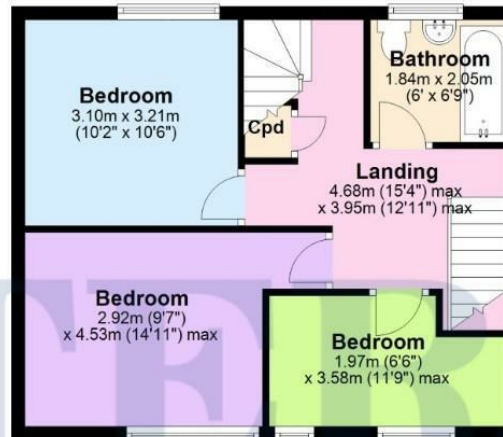
Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



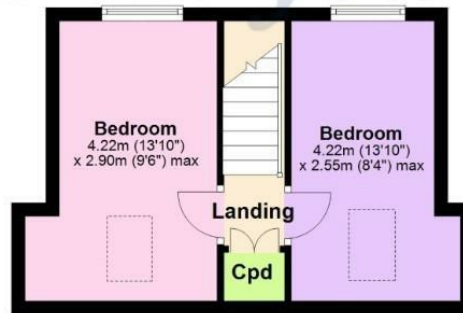
First Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



Second Floor

Approx. 25.0 sq. metres (269.2 sq. feet)



Total area: approx. 107.3 sq. metres (1155.3 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		
(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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