



Naunton Road, Alkrington, Middleton M24

- LEASEHOLD
- THREE BEDROOMS
- OFF ROAD PARKING FOR SEVERAL CARS
- DETACHED GARAGE
- USEFUL UTILITY ROOM
- IN THE HIGHLY SOUGHT AFTER AREA OF ALKRINGTON
- IDEAL FOR GROWING FAMILIES
- REAR SINGLE STOREY EXTENSION
- PRIVATE REAR GARDEN
- TWO RECEPTION ROOMS

Price £290,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully maintained three bedroom semi detached family home, ideally situated on Naunton Road in the highly desirable area of Alkrington. Positioned in a well established residential area known for its excellent local schools and amenities, this property offers a thoughtfully designed layout perfect for modern family living.

Step inside to a welcoming entrance hallway that flows effortlessly into a spacious and inviting lounge, ideal for relaxing or entertaining. The lounge opens up to a modern kitchen/dining area, complete with modern fittings and ample space for hosting. Patio doors lead you into a charming additional sitting room, featuring a cosy log burner and French doors that open out onto a private, lawned rear garden, creating a seamless blend of indoor/outdoor living. Adding to the home's practicality, a useful utility room is conveniently accessible from both the dining area and the sitting room, providing valuable extra storage and functionality.

Upstairs, the home continues to impress with a well laid out landing that connects to two generously sized double bedrooms and a versatile third bedroom, perfect as a child's room, nursery or a home office. The family bathroom includes a WC, hand wash basin and a bath with overhead shower.

In addition to the first floor accommodation, the property benefits from access to a second floor attic space via pull down ladders. ideal for storage.

Externally, the front of the property features a spacious driveway with room for multiple vehicles, leading to a detached garage at the rear. The expansive back garden offers a combination of a lawned area and decked patio, ideal for summer gatherings.

Located just five miles north of Manchester city centre, Alkrington is a sought after location for families offering reputable schools, and convenient access to local shops. Middleton town centre is close by, and major motorway links.

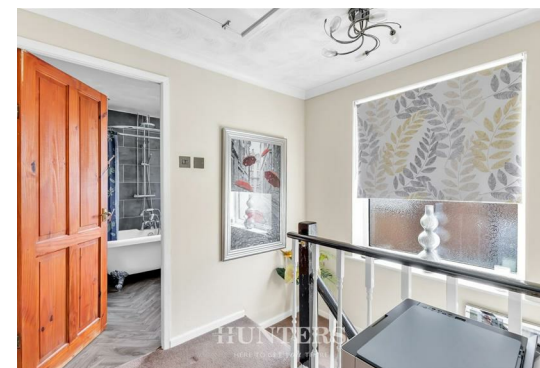
Early viewing is highly recommended to fully appreciate everything this fantastic home and location have to offer.

Tenure: Leasehold – 933 years remaining

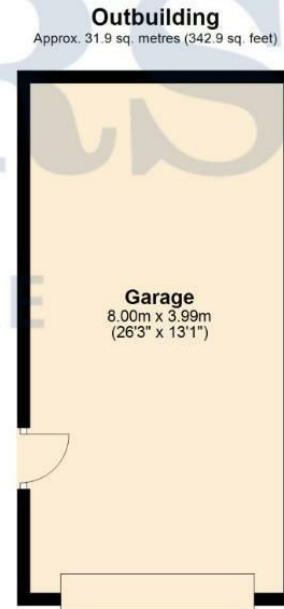
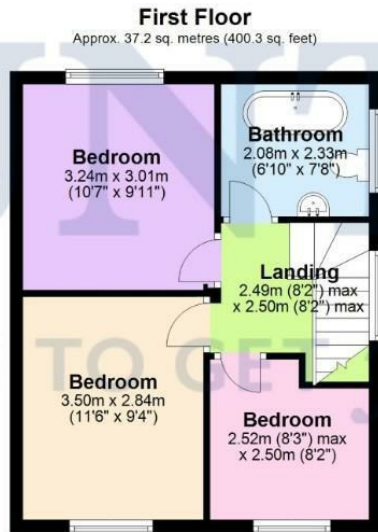
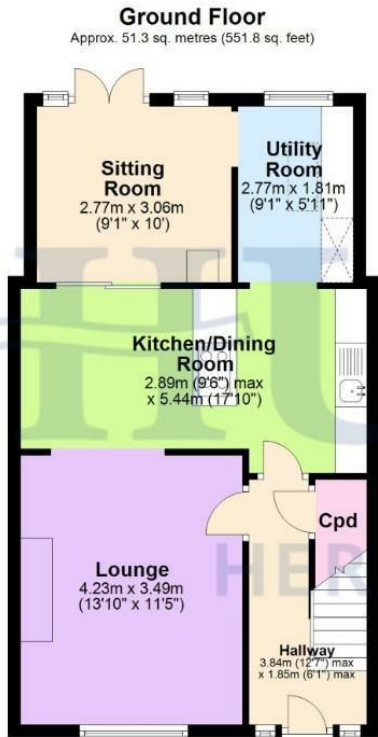
Ground Rent: £10.00 per annum

EPC Rating: TBC

Council Tax Band: C







Total area: approx. 144.1 sq. metres (1551.5 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	

74 85

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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