

## Lever Walk, Alkrington, Middleton M24

- NO CHAIN
- IN THE HIGHLY DESIRABLE LOCATION OF ALKRINGTON
  - DOUBLE SIDE EXTENSION
- BEAUTIFULLY PRESENTED GARDEN
- CLOSE TO LOCAL AMENITIES
- FREEHOLD
- OFF ROAD PARKING
- THREE GOOD SIZED BEDROOMS
- COSY CONSERVATORY
- EPC - C

**Offers Over £310,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are delighted to present this charming and spacious three bedroom semi detached home, located in the ever popular area of Alkrington on Lever Walk in Middleton. Boasting a rare double side extension and offered with no onward chain, this well appointed property offers generous living accommodation throughout, perfectly suited for all types of buyers seeking a home in an excellent location.

As you enter through the front porch, you're welcomed by a spacious hallway that sets the tone for the rest of the property. To the front of the home is a cosy lounge, complete with a bay window that allows for an abundance of natural light. The adjoining dining room, currently used as a second sitting room and dining space, provides a flexible layout that can easily be adapted to suit individual family needs. This leads into a well proportioned kitchen/breakfast room. The conservatory, situated at the rear of the home, offers lovely views of the garden and benefits from patio doors that open directly onto the outdoor space. A separate utility room adds convenience and practicality to the ground floor layout.

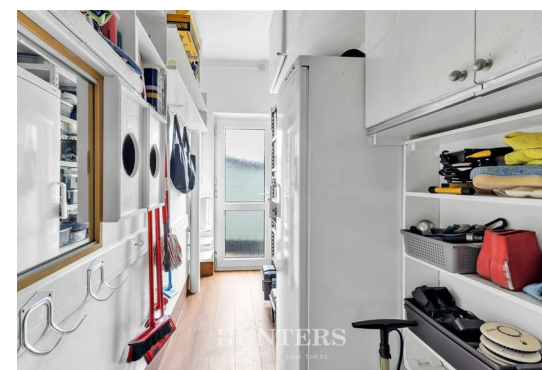
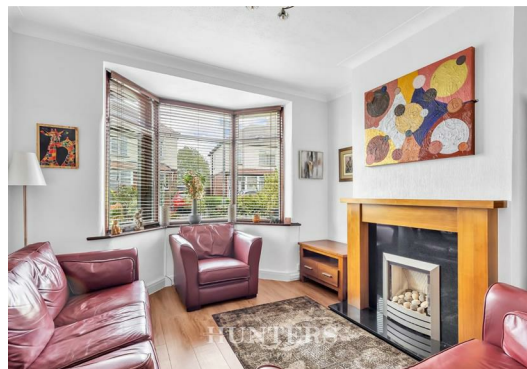
Upstairs, the landing leads to two spacious double bedrooms, with the second bedroom benefitting from fitted wardrobes. A third bedroom provides a versatile space, perfect for a child's room, home office, or guest bedroom. The first floor is completed by a well presented family bathroom, featuring a WC, shower over bath, and hand wash basin.

Externally, the property offers off road parking to the front. To the rear, the garden is a true highlight, featuring a paved patio area and a beautifully maintained lawn, creating an ideal space for outdoor entertaining and family enjoyment, especially in the summer months.

Lever Walk enjoys a convenient and highly desirable location in Alkrington, Middleton, just a short distance from a range of local amenities, schools, and shops. Families will appreciate the proximity to well regarded primary and secondary schools, while commuters benefit from easy access to the M60, M62, and M66 motorways, as well as nearby Mills Hill train station, offering regular services into Manchester City Centre and beyond. The area also offers easy access to local parks, leisure facilities, and scenic countryside walks.

Early viewing is highly recommended to truly appreciate the property on offer.

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



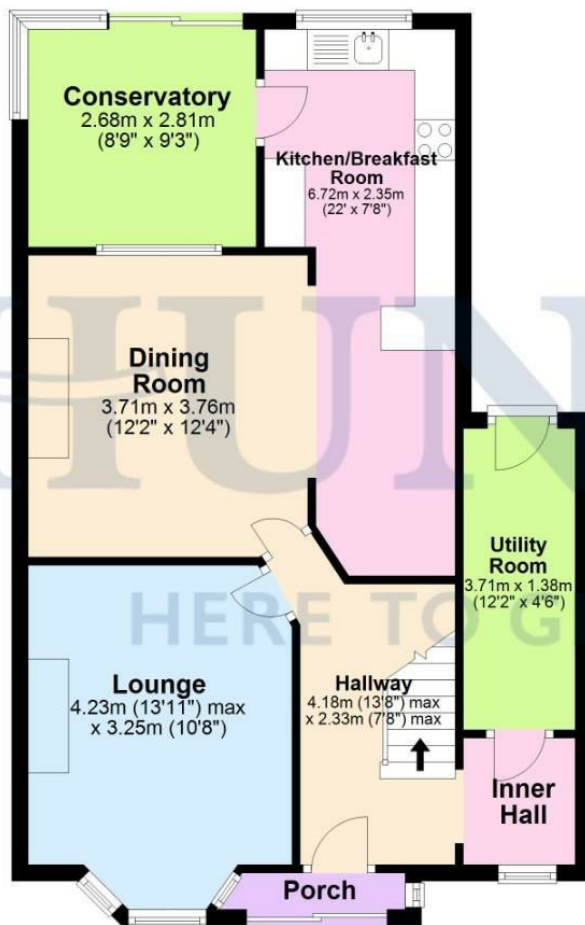






## Ground Floor

Approx. 63.9 sq. metres (688.3 sq. feet)

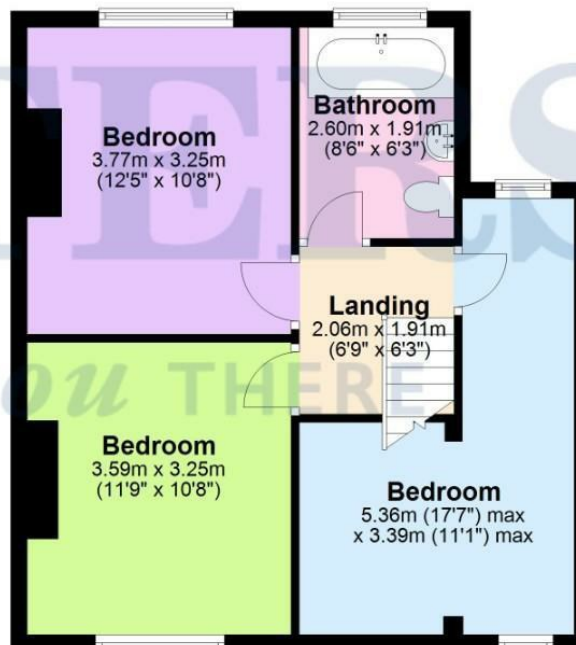


Total area: approx. 111.1 sq. metres (1196.1 sq. feet)

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.

## First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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