



## Manchester New Road, Alkrington M24

- NO CHAIN
- NEW ROOF WITH 10 YEAR WARRANTY
- LAYOUT ALLOWS FOR A 5TH BEDROOM IF NEEDED
- MULTIPLE WELL RESPECTED SCHOOLS IN THE AREA
- REDEVELOPED GARDEN PERFECT FOR GROWING FAMILIES
- PLANNING PERMISSION GRANTED FOR A DOUBLE SIDE EXTENSION
- RECENTLY RENNOVATED TO A HIGH STANDARD
- LOCATED IN A SOUGHT AFTER LOCATION
- IDEAL LOCATION FOR MOTORWAY LINKS
- EPC RATING C



**Offers in Excess of £475,000**



Hunters are delighted to present this beautifully designed four bedroom semi detached family home, spread across four floors and situated on the desirable Manchester New Road in Middleton. Offered with no onward chain, this property has been thoughtfully renovated by the current owners to an exceptional standard, providing modern living and ample space for a growing family.

The home benefits from planning permission for a double side extension, a brand new roof with a 10 year warranty, a full electrical rewire, and new windows and doors. The landscaped garden is expansive and includes decked areas, making it perfect for outdoor entertaining or relaxing. With approximately 2,000 sq. ft. of living space, the property also features a versatile basement that could serve as an entertainment room, home cinema, playroom, or even an additional bedroom.

Upon entering, the modern hallway creates a welcoming and stylish first impression. The lounge is bright and airy, enhanced by a bay window that fills the room with natural light. The open plan kitchen and dining area have been finished to a high standard, offering ample storage space and a breakfast bar. Bi-folding doors lead from the dining area into a spacious conservatory, which in turn opens out to the rear garden through French doors. The outdoor space features a large lawn and multiple decking areas, ideal for hosting family gatherings. A convenient downstairs WC completes the ground floor.

The basement level adds significant flexibility to the home. In addition to the entertainment room, there is a utility room, a second WC, and a storage area.

On the first floor, there are three generously sized double bedrooms. One bedroom benefits from access to a balcony, while another features a charming bay window. A modern family bathroom with a WC, shower over bath, and hand wash basin serves this floor. The landing provides access to the second floor, which is dedicated to a private fourth bedroom, offering additional living space and versatility.

Externally, the property boasts off road parking at the front and side, providing enough space for multiple vehicles. The rear garden is a highlight of the home, offering a large lawn and decked areas that are ideal for families and outdoor enjoyment.

Located in a popular residential area, this home is close to schools, shops, and local amenities, as well as excellent transport links for added convenience.

Tenure: Leasehold - 907 years remaining  
Ground Rent: TBC  
EPC Rating: C  
Council Tax Band: D





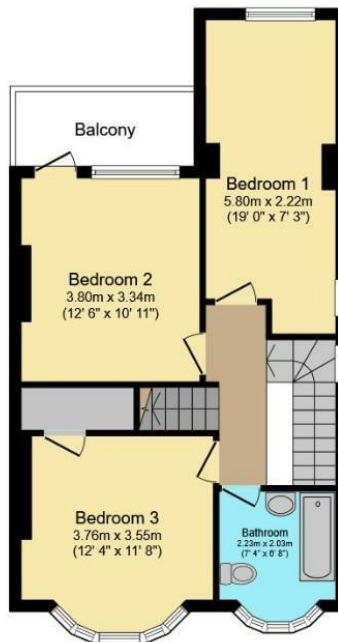




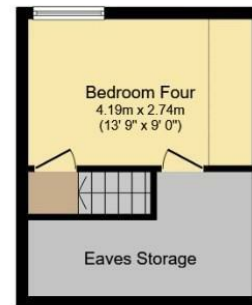
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

## 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>	<b>71</b>	<b>78</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



Total floor area 195.2 m<sup>2</sup> (2,101 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### 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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