

Woodfield Road, Alkrington, Middleton M24

- SOUGHT AFTER LOCATION
 - NO CHAIN
 - LARGE PLOT
 - GARAGE
- AROUND 2300 SQUARE FEET
- FANTASTIC OPPORTUNITY
- IN NEED OF MODERNISATION
 - OFF ROAD PARKING
 - LARGE REAR GARDEN WITH SUMMERHOUSE
 - EN SUITE AND DRESSING AREA TO MASTER BEDROOM

Asking Price £650,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are delighted to present this outstanding four-bedroom detached property, set on a generous corner plot of over 2,300 sq. ft., located on the peaceful cul-de-sac of Woodfield Road in the highly desirable Woodside area of Alkrington. Offered with no onward chain, this impressive home features meticulously maintained gardens, ample off-road parking, and an integral garage—making it the perfect property for a growing family.

Upon entry, you're welcomed by a spacious hallway that flows seamlessly into a large dining room and a bright, sun-filled lounge. The well-appointed kitchen/breakfast room offers plentiful storage and leads to a practical utility room. The ground floor also includes a versatile bedroom and office space, with the potential to incorporate a ground floor bathroom if desired. The integral garage adds further convenience with generous storage capacity.

Upstairs, the landing leads to three spacious double bedrooms. The master suite is a standout feature, complete with its own en-suite bathroom and a dressing area. A well-equipped family bathroom and a separate WC complete the upper floor, adding to the home's practicality.

Externally, the beautifully landscaped rear garden provides scope for future extensions and features a fully insulated summerhouse, ideal for year-round use. The gated driveway offers extensive parking, perfectly suited for larger families or multiple vehicles.

Woodfield Road enjoys a prime location in the sought-after Alkrington district, just five miles from Manchester city centre and a mile from Middleton town centre, offering a wealth of amenities. The property also benefits from excellent transport links to Rochdale, Bury, and Oldham, with easy access to the Northwest motorway network—ideal for commuters. Highly regarded local schools and nearby shopping options further enhance the appeal of this family-oriented neighbourhood.

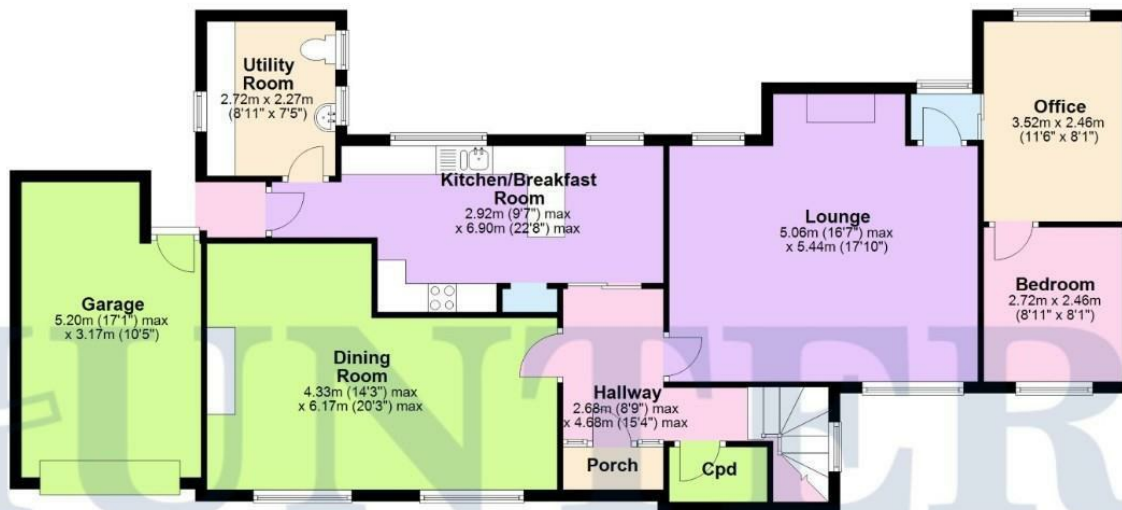
Homes of this size, condition, and location are in high demand. Early viewing is highly recommended to avoid disappointment.

Tenure: Leasehold - 912 years remaining
Ground Rent: £8.40 per annum
Council Tax Band: G
EPC Rating: C





Ground Floor
Approx. 117.7 sq. metres (1267.2 sq. feet)



First Floor
Approx. 82.5 sq. metres (888.4 sq. feet)



Outbuilding
Approx. 16.4 sq. metres (176.1 sq. feet)



Total area: approx. 216.6 sq. metres (2331.6 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		81
(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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