



## Malvern Road, Alkrington, Middleton M24

- HEART OF ALKRINGTON
- SOUGHT AFTER LOCATION
- THREE GOOD SIZED BEDROOMS
- IDEAL FOR A GROWING FAMILY
- APPROX 7 MILES TO MANCHESTER
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING & INTEGRAL GARAGE
  - DOWNSTAIRS WC
- CLOSE TO LOCAL SCHOOLS
- COUNCIL TAX BAND C

Asking Price £340,000

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



Hunters are delighted to present this immaculate three bedroom semi detached family home, ideally located in the heart of Alkrington on the ever popular Malvern Road. This property boasts a range of desirable features including a spacious driveway, integral garage, and a low maintenance yet beautifully landscaped rear garden, making it the perfect choice for a growing family.

Upon entering through the porch, you are welcomed into a hallway that includes a convenient downstairs WC. The generous lounge benefits from a bay window, allowing an abundance of natural light to flow through. Leading from the hallway is a stunning kitchen/dining area, ideal for family living and entertaining. The dining area features a slightly extended porch with French doors that open out onto the rear garden, creating a seamless indoor/outdoor living experience. The kitchen also offers internal access to the integral garage, which can also be reached from the garden.

Upstairs, there are two spacious double bedrooms, the master bedroom comes with fitted wardrobes, while the second features another lovely bay window. A third bedroom offers versatility, currently used as a home office but easily adaptable to suit family needs. The first floor is completed by a stylish, modern family bathroom, fitted with a walk in shower, bathtub, WC, and wash basin.

To the front of the property, a sizeable driveway provides off road parking for multiple cars and access to the integral garage, along with an electric vehicle (EV) charging point for added convenience. The rear garden is designed for low maintenance, featuring a patio area, artificial lawn, and well kept borders, perfect for relaxing or entertaining.

Malvern Road is ideally situated between Boardman Fold Road and Worcester Road in Alkrington, a highly sought after area of Middleton. The location offers excellent access to local shops, supermarkets, and leisure facilities, with well regarded primary schools nearby. Just five miles north of Manchester city centre, Alkrington also enjoys convenient access to Oldham, Rochdale, Bury, and major motorway networks including the M60, M62, and M66. Manchester International Airport and Media City at Salford Quays are also within easy reach.

This property comes highly recommended for viewing and is not one to be missed.

Tenure: Leasehold - 913 years remaining

Ground Rent: £7.00 per annum

EPC Rating: E

Council Tax Band: C



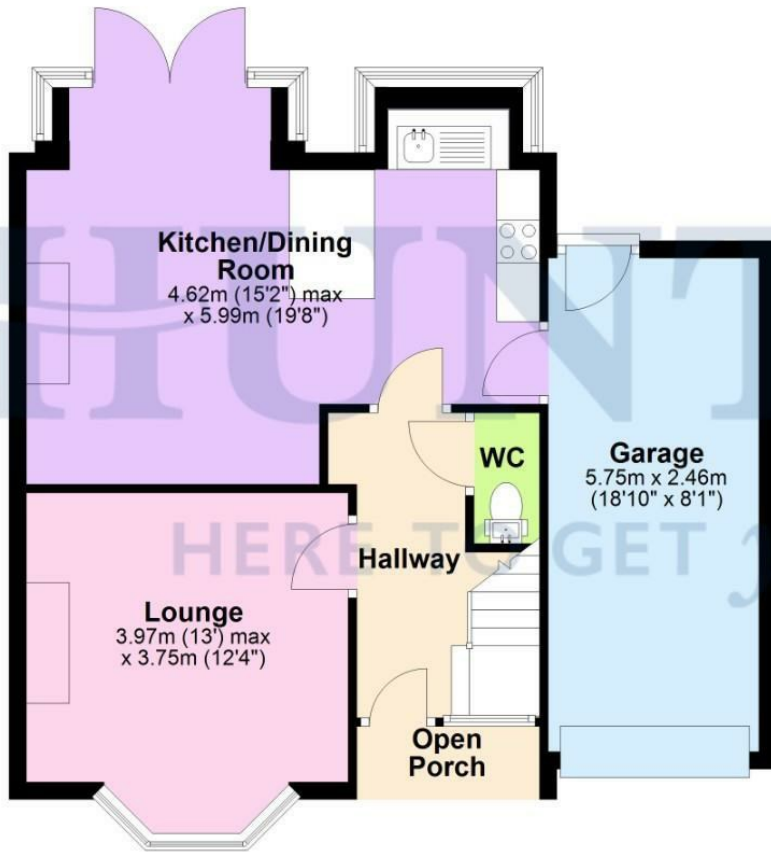






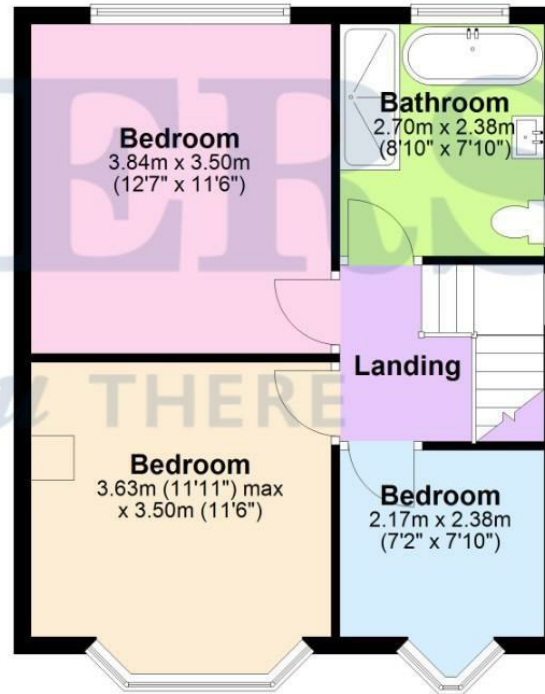
## Ground Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 105.0 sq. metres (1129.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</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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