



## Duffield Road, Alkrington, Middleton M24

- FREEHOLD
- GARAGE
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SCHOOLS
- EXTENDED
- RENOVATED TO A HIGH STANDARD
- DRIVEWAY FOR MULTIPLE CARS
- IDEAL FOR A GROWING FAMILY
- DOWNSTAIRS WC

**Offers Over £380,000**

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



Hunters are delighted to offer for sale this immaculately presented four bedroom extended semi detached family home nestled in the highly sought after Alkrington area on Duffield Road. This meticulously maintained property boasts a range of desirable features, making it an ideal home for a growing family and sold with the benefit as a FREEHOLD.

Upon entering through the inviting hallway, the property reveals a spacious lounge featuring a bay window allowing plenty of natural light to flood the space creating an inviting atmosphere. This leads to living room decorated to a high standard and has French doors which open out to the beautifully private rear garden. The ground floor also offers a modern kitchen/dining room with integrated appliances and has French doors which open out to the rear garden.

Ground floor is completed with a very useful downstairs WC for extra convenience.

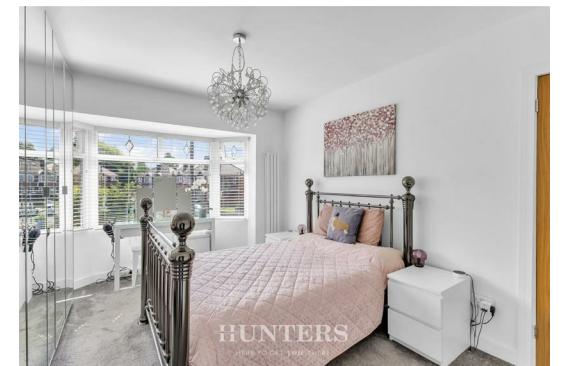
Upstairs, the first floor reveals three generously sized double bedrooms, one of which benefit from bay windows and high quality customised made fitted wardrobes. The fourth bedroom is versatile and ideally suited for a child's bedroom or home office. Completing the upstairs area is a modern family bathroom featuring a shower separate bathtub, WC and hand wash basin.

To the front of the property is an attached garage and driveway, offering ample space for vehicles and storage further enhancing the practicality of this charming home. Stepping outside, the property reveals a generously sized rear lawn, complete with a paved patio area. This outdoor space is perfect for families to enjoy during the summer months.

Situated in the popular area of Alkrington, this property is near an array of amenities, including schools, shops, and leisure facilities. Excellent public transport services and easy access to major motorway links M60/M62/M66 further enhance the property's appeal.

Presented to an exceptional standard throughout, this property reflects true pride of ownership. Early viewing is highly recommended to fully appreciate all it has to offer.

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

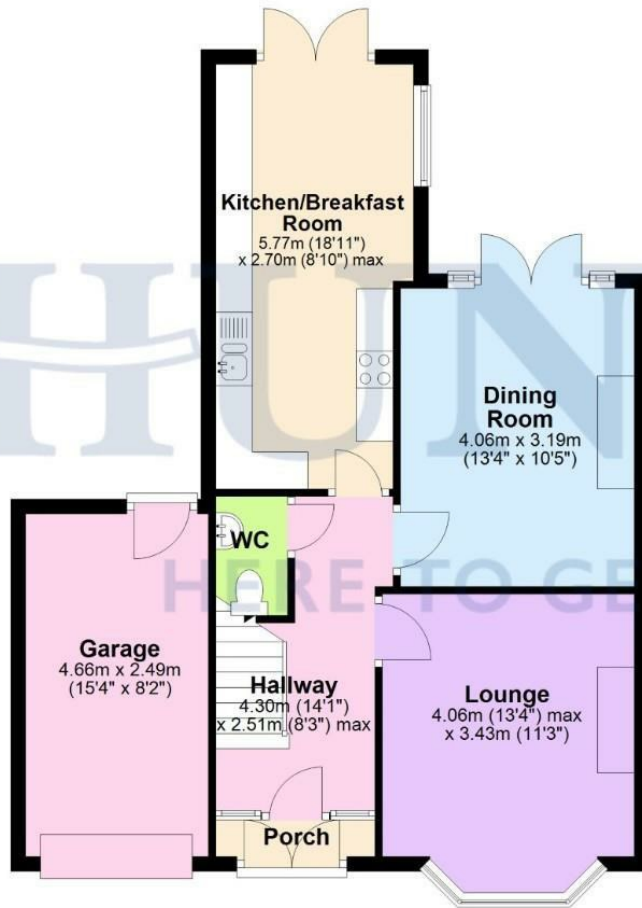






## Ground Floor

Approx. 64.7 sq. metres (695.9 sq. feet)



## First Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 121.1 sq. metres (1303.8 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>82</b>
(69-80) <b>C</b>	<b>71</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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