



## Greenway, Alkrington, Middleton M24

- LEASEHOLD - 900 YEARS REMAINING
- IDEAL FOR A GROWING FAMILY
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING/ SINGLE INTEGRAL GARAGE
- CLOSE TO LOCAL AMENITIES
- NO CHAIN
- SITUATED IN THE HIGHLY DESIRABLE AREA OF ALKRINGTON
- BEAUTIFULLY PRESENTED REAR GARDEN
- SPACIOUS THROUGHOUT
- EPC - C

Asking Price £375,000

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



Hunters are delighted to present this spacious and well presented three bedroom semi detached family home, offered on a no chain basis and tucked away in a quiet cul-de-sac on the ever popular Greenway in Alkrington. Boasting a single storey rear extension, this superb property offers generous living space ideal for a growing family.

Upon entering through the porch, you are welcomed by a bright and inviting hallway that leads into a large lounge featuring a bay window that floods the space with natural light. French doors open into a second generously sized reception room, currently used as a sitting/dining area, with further French doors providing direct access to the rear garden. A third set of French doors leads into a versatile study, while the ground floor is completed by a well appointed kitchen and a convenient downstairs WC. Upstairs, the property offers three well proportioned bedrooms and a family bathroom.

Externally, there is a driveway providing off road parking for a few cars and a beautifully maintained rear lawned garden that must be seen to be fully appreciated, and a generous integral single garage, providing excellent storage options. Please note, the second garage is not included.

Alkrington is one of Middleton's most desirable and well established residential areas, offering a wide range of amenities including reputable schools, local shops, cafes, and supermarkets. For those who enjoy the outdoors, Alkrington Woods and Heaton Park are just a short distance away, offering scenic walking routes.

Commuters will appreciate the excellent transport links, with easy access to the M60 and M62 motorways, as well as regular bus and train services providing quick connections to Manchester city centre, which is just a short drive away.

Early viewing is highly recommended to fully appreciate everything this fantastic home and location have to offer.

Tenure: Leasehold - 900 years remaining on the Lease  
Ground Rent: £5.00 per annum  
EPC Rating: C  
Council Tax Band: C



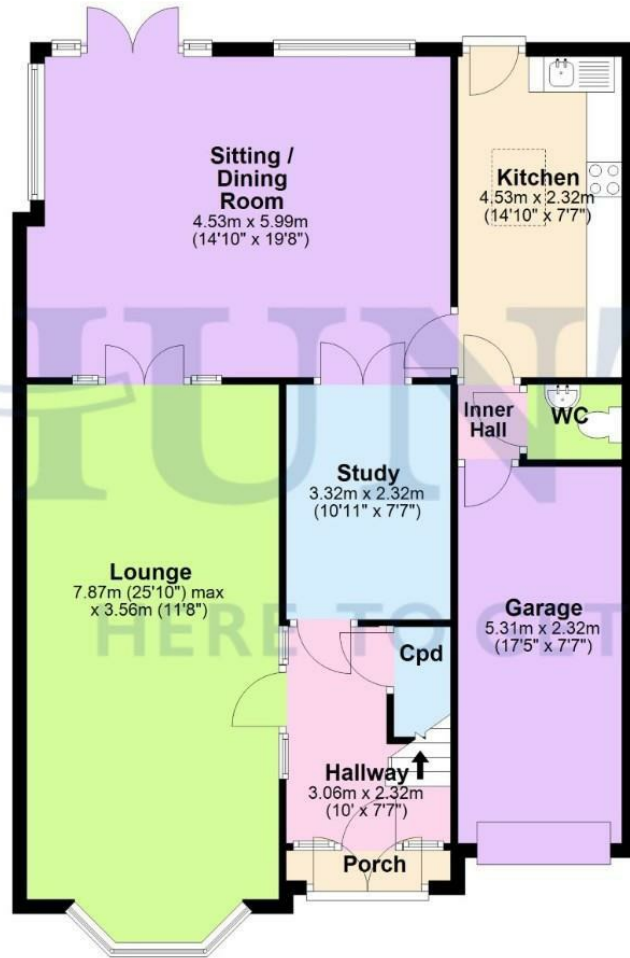






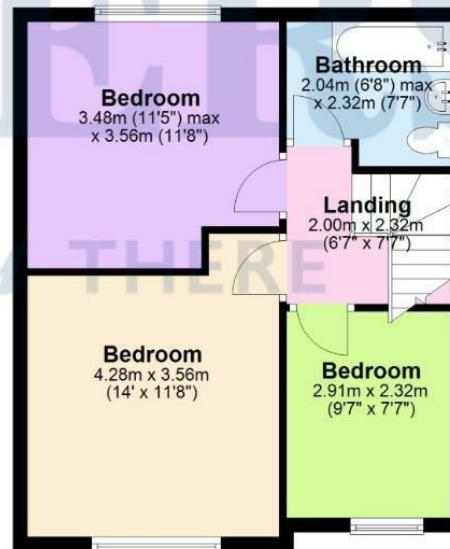
## Ground Floor

Approx. 97.1 sq. metres (1045.2 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 139.5 sq. metres (1502.0 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>		
(69-80) <b>C</b>	69	80
(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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