



Hardfield Road, Alkrington, Middleton M24

- EXTENDED DETACHED BUNGALOW
- SUPERBLY PRESENTED
- OVER 1000 SQ FT
- WELL MAINTAINED REAR GARDEN
- EASY REACH OF M60/M62 MOTORWAY NETWORK
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO POPULAR SCHOOLS
- LARGE DRIVEWAY
- EPC RATED C
- APPROX 7 MILES TO MANCHESTER CITY CENTRE

Offers In Excess Of £400,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are proud to present this charming and generously proportioned extended three-bedroom detached true bungalow, ideally situated on Hardfield Road in the ever-popular Alkrington area. With bungalows in high demand in this sought-after location, this property offers a fantastic opportunity for discerning buyers.

Upon entering through the porch, you are welcomed by a spacious hallway that leads into a well-sized dining area, seamlessly connected to a bright and airy lounge filled with natural light and overlooking the beautiful rear garden. The modern kitchen has been finished to a high specification and comes fully equipped with integrated appliances, perfect for family cooking and entertaining.

The bungalow boasts three double bedrooms, with the master bedroom featuring fitted wardrobes for optimal storage. The contemporary shower room includes a shower, WC, and wash basin, complemented by a separate WC and a convenient utility room. The extended section of the home offers a dedicated office space—ideal for remote working—and a third bedroom.

Externally, the property features off-road parking to the front, accommodating multiple vehicles. To the rear, you'll find a well-maintained garden with both lawn and patio areas, perfect for relaxing or entertaining.

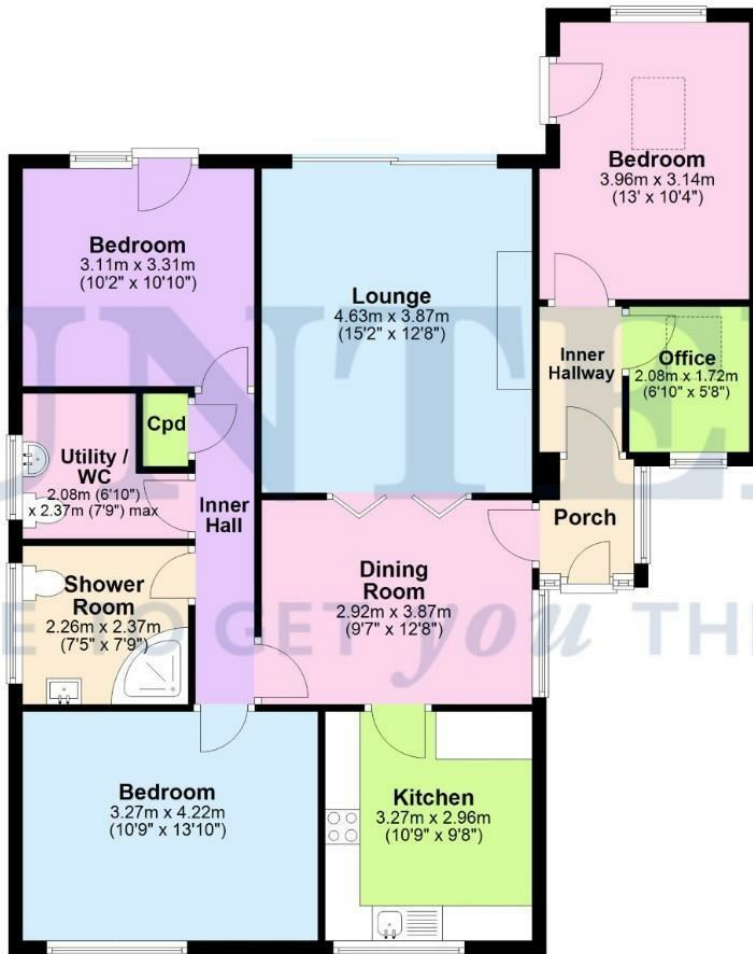
Located in the highly desirable Alkrington area, this home is within walking distance of local shops and excellent schools. Middleton town centre is just a short distance away, offering a wide range of amenities, while the M60 motorway network is easily accessible—making this an ideal home for commuters.

Tenure: Leasehold - 932 years remaining
Ground Rent: £12 per annum
EPC Rating: C
Council Tax Band: D





Ground Floor
Approx. 101.3 sq. metres (1090.4 sq. feet)



Total area: approx. 101.3 sq. metres (1090.4 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		
(69-80) C		
(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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