



## Elleray Road, Middleton, Manchester

- DETACHED BUNGALOW
- DESIRABLE LOCATION IN ALKRINGTON
- INTEGRAL GARAGE
- WELL MAINTAINED FRONT AND REAR GARDEN
- EPC RATED C
- QUIET CUL-DE-SAC
- OFF ROAD PARKING
- EXTENDED
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND D

**Asking Price £325,000**

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HERE TO GET *you* THERE



Hunters are proud to present this beautifully positioned detached bungalow, tucked away in a quiet cul-de-sac on the sought-after Elleray Road in Alkrington. This charming home offers excellent potential and is perfectly suited to growing families or those looking to downsize.

Step inside and you're welcomed by a long hallway leading to a bright and spacious lounge filled with natural light. Adjacent to the lounge is the master bedroom, complete with fitted wardrobes offering ample storage. The second double bedroom also features fitted wardrobes and enjoys views over the lovely rear garden. Nearby, the shower room is fitted with a WC, hand wash basin, and a modern shower unit.

The heart of the home is the open-plan kitchen diner, fully equipped with integrated appliances and flowing seamlessly into a versatile sitting/dining room—ideal for family living or entertaining guests. For added practicality, the integral garage offers secure parking or additional storage, with the potential to be converted into a third bedroom or an extra reception room if desired.

Externally, the property boasts an elevated driveway offering off-road parking, alongside a beautifully maintained front garden. To the rear, the standout garden space is private, well-kept, and perfect for outdoor gatherings or peaceful relaxation.

Located in a highly desirable pocket of Alkrington, Elleray Road offers a tranquil setting with easy access to a variety of local amenities, including excellent schools, shops, supermarkets, and cafes. Commuters will appreciate the excellent transport links nearby, with the M60 motorway and Middleton town centre just a short drive away.

Tenure: Leasehold - 921 years remaining  
EPC Rating: C  
Council Tax Band: D



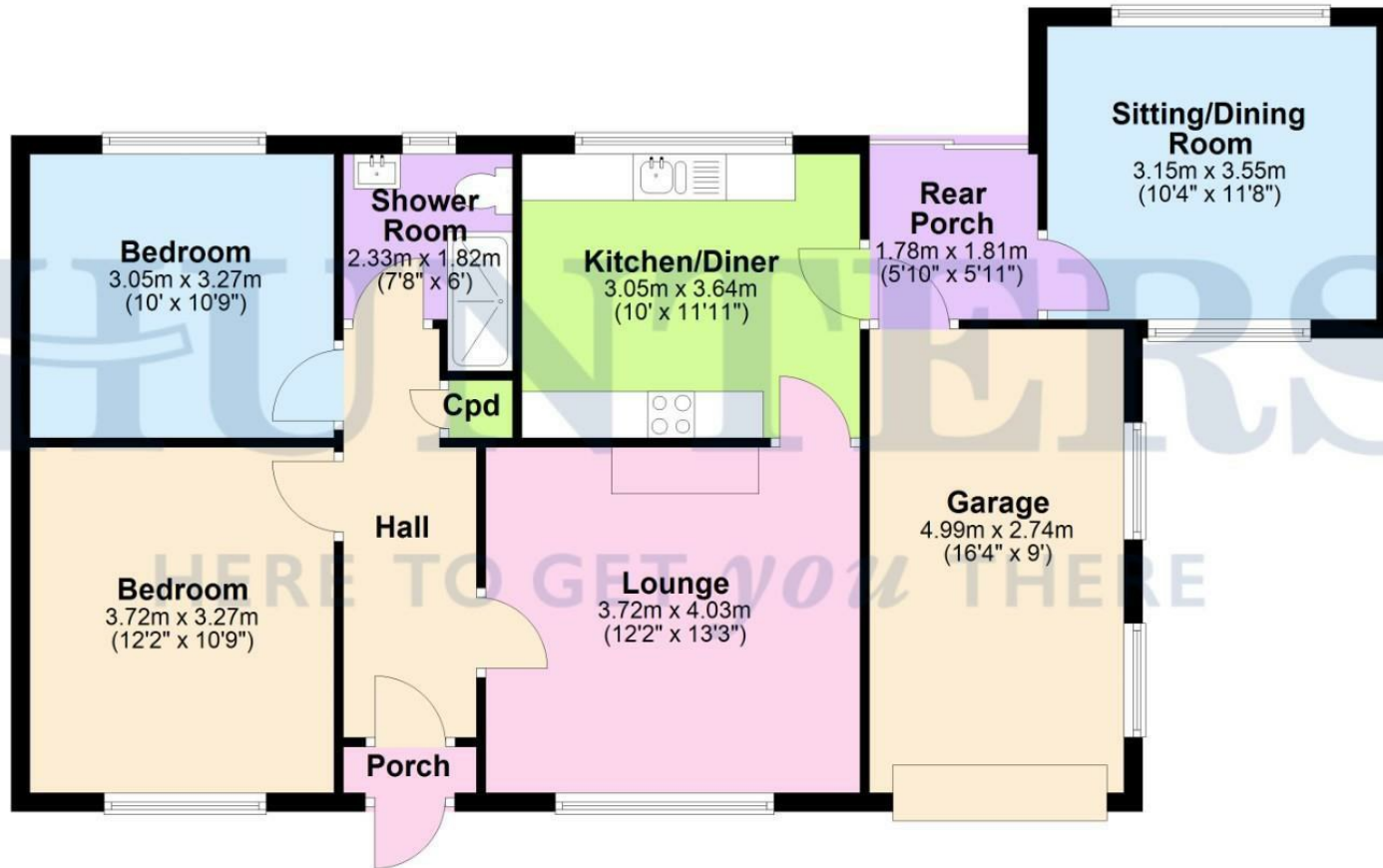






## Ground Floor

Approx. 90.5 sq. metres (974.1 sq. feet)



Total area: approx. 90.5 sq. metres (974.1 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>73</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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