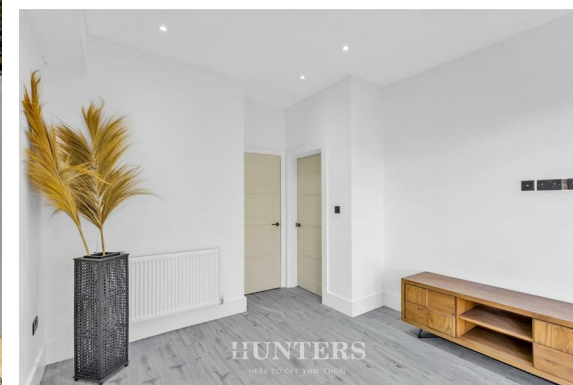
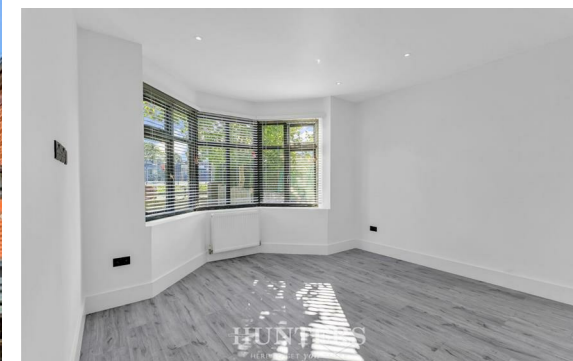




Manor Road, Alkrington, Middleton M24

- NO CHAIN
- EXCITING OPPORTUNITY FOR BUYERS TO CHOOSE KITCHEN STYLE
- STUNNING LOFT CONVERSION WITH EN-SUITE & DRESSING ROOM
- NEW CENTRAL HEATING SYSTEM
- FULL REWIRE THROUGHOUT
- FULLY RENOVATED BACK TO BRICK
- SOUGHT AFTER LOCATION IN ALKRINGTON
- IDEAL FOR GROWING FAMILIES
- NEW GUTTERING AND FACIAS
- FULLY LANDSCAPED GARDENS INCLUDING NEW FENCING

Offers In Excess Of £465,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are proud to present this beautifully presented and fully renovated four bedroom semi detached family home, ideally situated on Manor Road in the ever popular area of Alkrington, Middleton. Having been taken back to brick and completely modernised throughout, this impressive property is truly move in ready. Originally a three bedroom home, it now features a high quality loft conversion that adds a spacious fourth double bedroom, complete with its own en-suite and dressing room, perfect for growing or larger families.

From the moment you step inside, you're welcomed by a spacious hallway leading into a bright and inviting lounge, enhanced by a large bay window that fills the room with natural light. The kitchen is currently undergoing work with the exciting option for the buyer to choose the final style, to be completed prior to move in. A separate dining room to the rear opens via sleek aluminium bi-fold doors onto a beautifully landscaped garden with a decked area, offering seamless indoor/outdoor living.

The ground floor is completed with a convenient downstairs WC, a utility room (also to be completed), and a range of premium upgrades including:

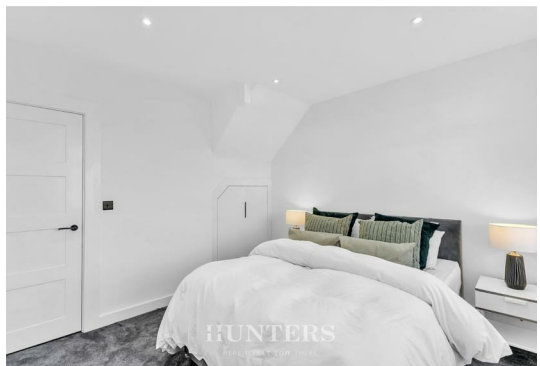
- Brand new UPVC windows and doors
- Stylish aluminium bi-folds to the garden
- New fascia boards, gutters, and downpipes
 - A newly laid driveway
 - Full rewire
- Brand new plumbing and heating systems

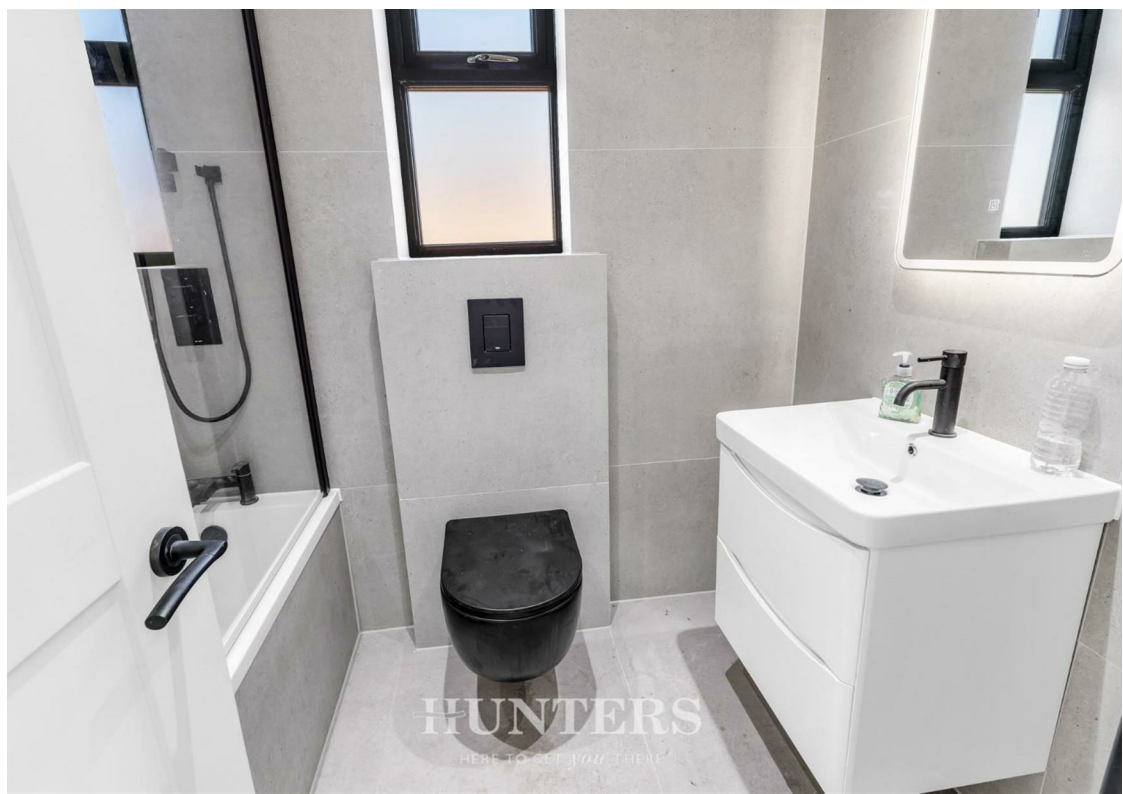
The first floor offers three well proportioned double bedrooms and a modern, stylish three piece bathroom. The front bedroom also benefits from a charming bay window. A fixed staircase leads to the converted loft space, now a spacious principal bedroom with en-suite, eaves storage and a dressing area.

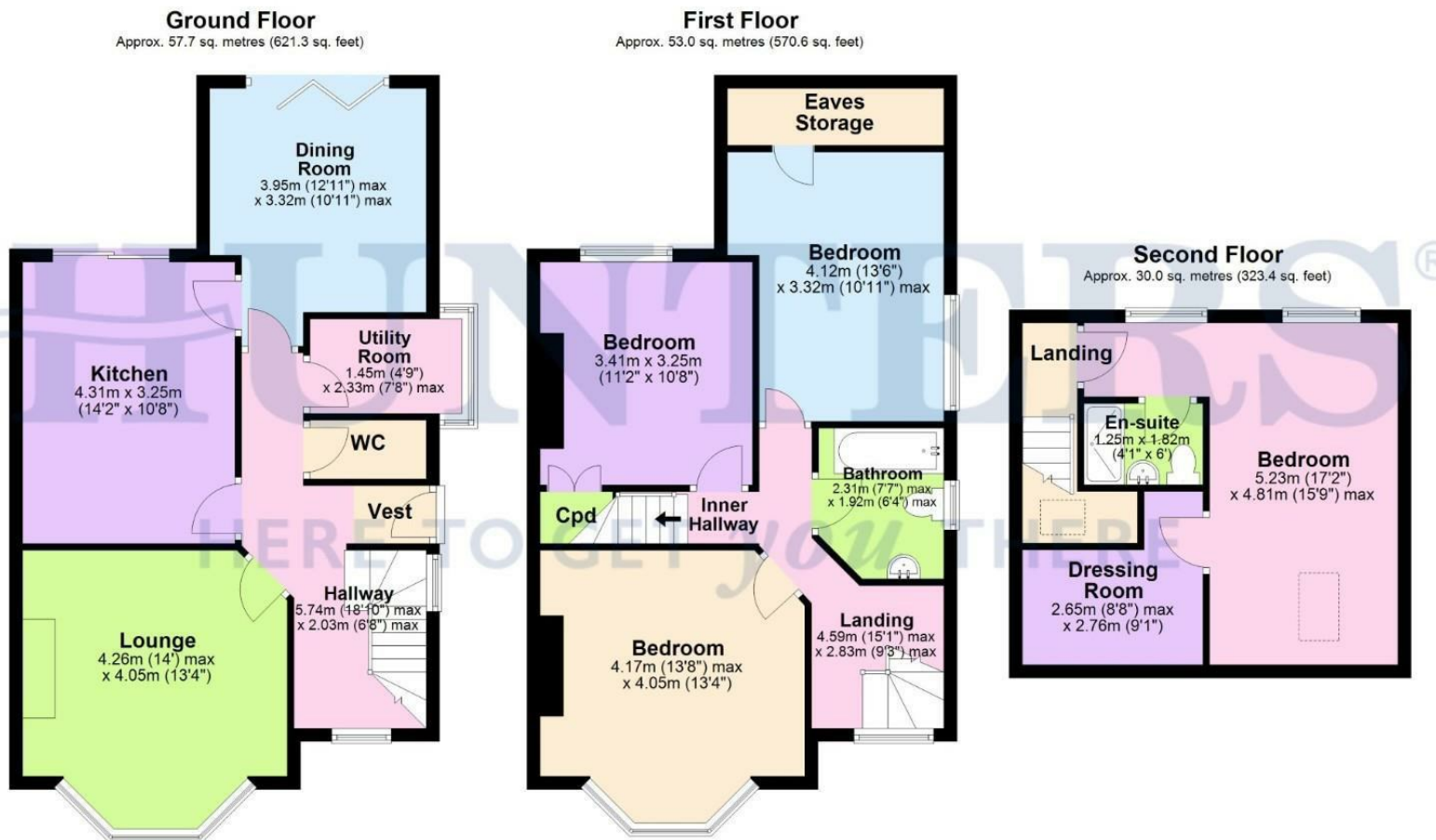
Outside, the front driveway provides ample off road parking, while the rear garden has been thoughtfully designed with a combination of decking and enclosed Astroturf lawn, perfect for entertaining or relaxing in private.

Located in a desirable and convenient spot, the property is within easy reach of well regarded schools, shops, local amenities and transport links, including quick access to the motorway network. Alkrington Primary School is just a short walk away, and the beautiful Alkrington Woods provides nearby green space to enjoy.

Tenure: Leasehold (895 years remaining)
Ground Rent: £6.50 per annum
Council Tax Band: D
EPC Rating: C







Total area: approx. 140.8 sq. metres (1515.3 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.

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.



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		85
(81-91) B		
(69-80) C	72	
(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

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