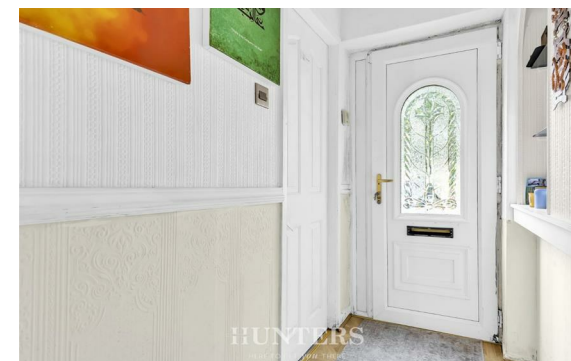




## Elleray Road, Middleton, Manchester

- OPPORTUNITY TO EXTEND
- DETACHED BUNGALOW
- LOCATED IN A QUIET CUL-DE-SAC
  - EPC TBC
  - CLOSE TO 1,200 SQ FT
- SWIMMING POOL IN THE GARDEN
- SOUGHT AFTER AREA OF ALKRINGTON
  - DETACHED GARAGE
  - COUNCIL TAX BAND E
  - CLOSE TO LOCAL AMENITIES

**Asking Price £459,950**

**HUNTERS®**

HERE TO GET *you* THERE

Welcome to this charming detached bungalow located on the desirable Elleray Road in the sought-after area of Alkrington, Manchester. This delightful property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, it is perfect for families or those seeking extra room for guests or a home office.

The bungalow features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the expansive back garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The generous size of the garden also presents an exciting opportunity for potential extension, allowing you to create your dream home tailored to your needs.

This property combines comfort and potential in a highly sought-after location, making it an ideal choice for those looking to settle in a vibrant community. With its appealing layout and the promise of outdoor enjoyment, this bungalow is a rare find in Alkrington. Don't miss the chance to make this lovely home your own.

EPC: TBC  
Tenure: Leasehold  
Council tax: Band C





## 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

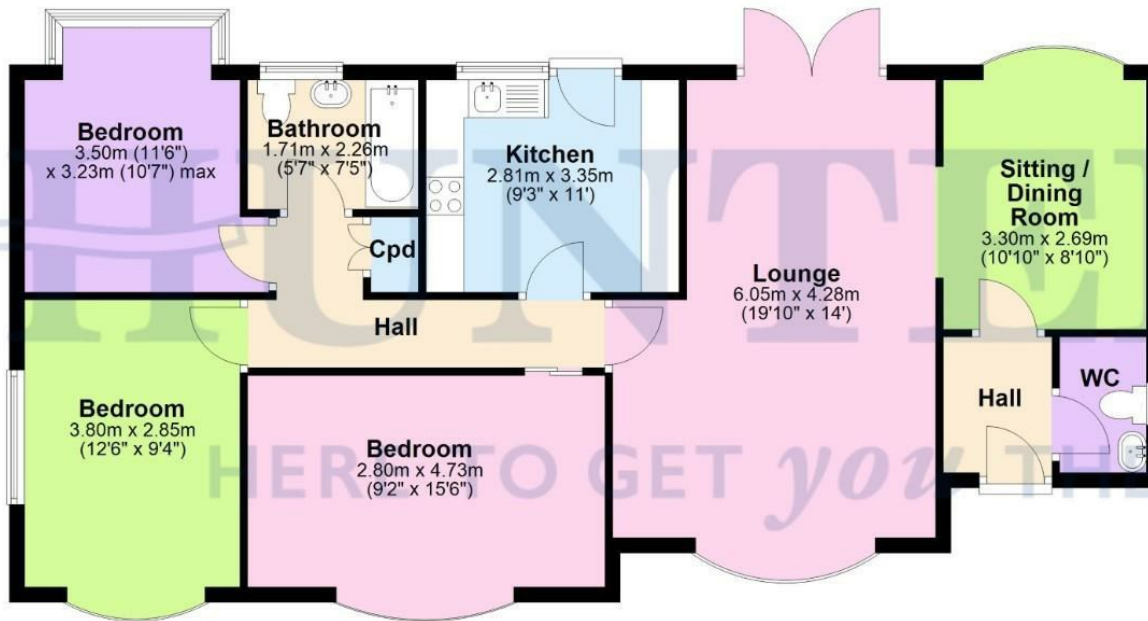
|                                             | Current | Potential                  |
|---------------------------------------------|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (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<br>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

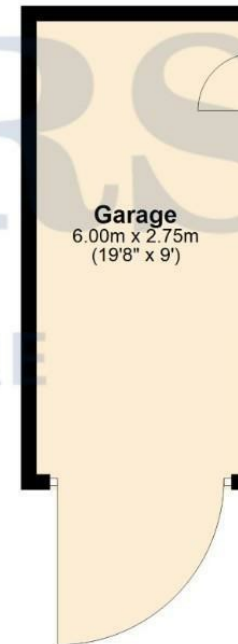
### Ground Floor

Approx. 94.9 sq. metres (1021.5 sq. feet)



### Outbuilding

Approx. 16.5 sq. metres (177.5 sq. feet)



Total area: approx. 111.4 sq. metres (1199.0 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.

### 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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