



Home Drive, Woodside, Alkrington, Middleton M24

- WOODSIDE, ALKRINGTON
 - EXTENDED
- OPEN PLAN KITCHEN & LOUNGE AREA
 - DOWNSTAIRS WC
 - UTILITY ROOM
- NO CHAIN
- READY TO MOVE INTO
 - LOG BURNER
- DOWNSTAIRS BEDROOM IF REQUIRED
- WELL MAINTAINED REAR GARDEN

Asking Price £400,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this beautifully presented three bedroom semi detached home, offering space, comfort and a highly sought after location on Woodside, Alkrington, Middleton on Home Drive. This charming property perfectly combines traditional character with modern living, making it an ideal choice for families.

Stepping inside, you're greeted by a welcoming porch leading into a bright and spacious hallway. The dining room at the front of the property features a lovely bay window, providing an abundance of natural light and an ideal space for family meals or entertaining guests, while the snug/bedroom provides a versatile additional room, perfect as a guest bedroom, playroom, or home office.

From the inner hallway, you'll find a convenient WC and a useful store room, adding to the home's practicality. The open plan kitchen and lounge area, with plenty of natural light, ideal for both everyday living and entertaining. The kitchen is thoughtfully designed with ample storage and workspace, while the lounge area enjoys a comfortable, relaxed atmosphere. There's also additional built in storage and a separate utility room, offering extra convenience.

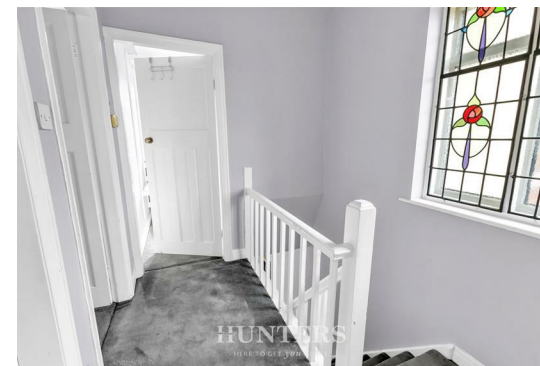
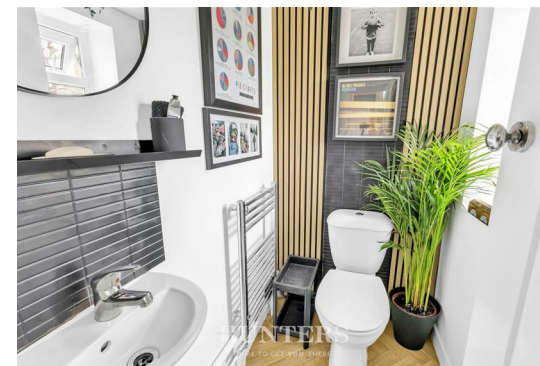
Upstairs, the spacious landing leads to three well proportioned bedrooms. The master bedroom, featuring a lovely bay window, provides a bright retreat. The second bedroom is generously sized, while the third bedroom benefits from access to its own dressing room, offering excellent storage and flexibility. Completing the first floor is the family bathroom, designed with both comfort and functionality in mind.

Outside, the property enjoys a private garden, providing a peaceful space to unwind or enjoy some outdoor family time. The driveway offers convenient off road parking, adding to the property's curb appeal.

Situated in one of Alkrington's most sought after areas, this home enjoys the advantage of being close to excellent local amenities. Residents benefit from highly regarded schools, parks and a variety of shops and cafes, while convenient transport links ensure easy commuting into Manchester and the surrounding areas.

Don't miss the chance to make this delightful house your new home.

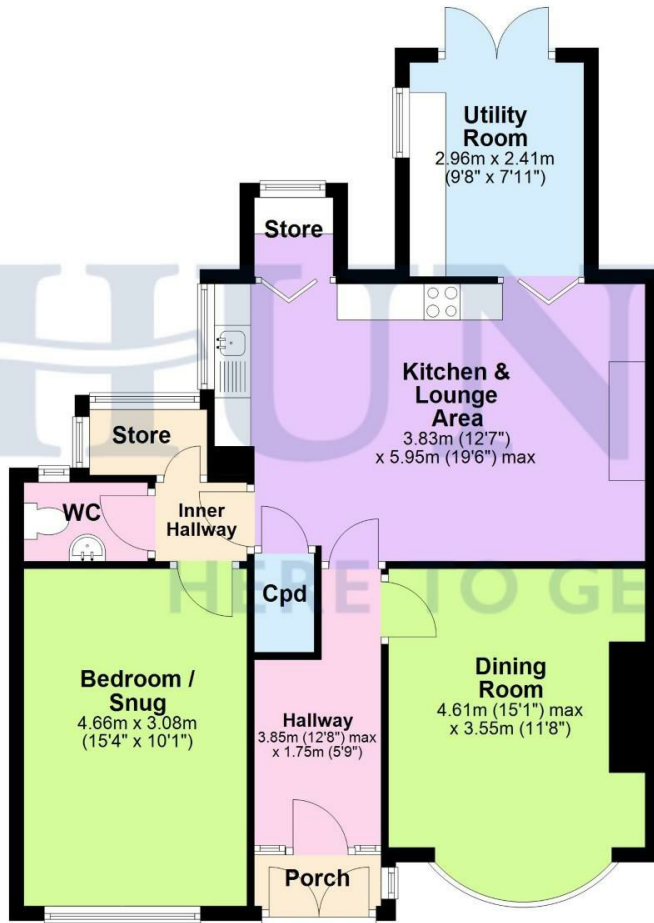
Tenure: Leasehold - 906 years remaining on the Lease
Ground Rent: £5.00 per annum
EPC Rating: C
Council Tax Band: D





Ground Floor

Approx. 74.4 sq. metres (801.2 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



Total area: approx. 128.1 sq. metres (1378.9 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	74	79
(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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