



## Worcester Road, Alkrington, Middleton M24

- SINGLE STOREY EXTENDED
- IMMACULATELY PRESENTED THROUGHOUT
  - DOUBLE DRIVEWAY
- IDEAL FOR A GROWING FAMILY
- IN THE HIGHLY DESIRABLE AREA OF ALKRINGTON
  - THREE RECEPTION ROOMS
  - BEAUTIFULLY MAINTAINED REAR GARDEN
  - CLOSE TO LOCAL SCHOOLS

Offers In Excess Of £400,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



Hunters are delighted to offer for sale this immaculately presented four bedroom, single storey, rear extended semi detached family home nestled in the highly sought after Alkrington area on Worcester Road. This meticulously maintained property boasts a range of desirable features, making it an ideal home for a growing family.

Upon entering through the entrance hallway, the accommodation reveals a spacious dining room with a stunning feature fireplace, adding character, and a bay window allowing plenty of natural light to flood the space, creating an inviting atmosphere. The expansive extended rear cosy lounge provides a further feature fireplace and access to the meticulously maintained rear garden through French doors, seamlessly blending indoor and outdoor living. The ground floor also offers a modern kitchen with integrated appliances and access to the rear garden. At the centre of the ground floor lies a versatile family/playroom, ideal for larger families seeking additional living space.

Upstairs, the first floor reveals three generously sized double bedrooms, two of which benefit from bay windows, alongside a fourth versatile bedroom, ideally suited for a child's bedroom or home office. Completing the upstairs area are a family bathroom and a useful shower room, which is currently under renovation.

To the front of the property is a double driveway, offering ample space for vehicles, further enhancing the practicality of this charming home. Stepping outside, the property reveals a generously sized rear lawn, complete with a paved patio area and a pergola. This outdoor space is perfect for families to enjoy during the summer months.

Situated in the popular area of Alkrington, this property is in close proximity to an array of amenities, including schools, shops, and leisure facilities. Excellent public transport services and easy access to major motorway links M60/M62/M66 further enhance the property's appeal.

An immaculate presentation of the interior reflects the evident pride of ownership, and a viewing is highly recommended.

Tenure: Leasehold - 913 years remaining

Ground Rent: £7.00 per annum

Council Tax Band: D

EPC Rating: D









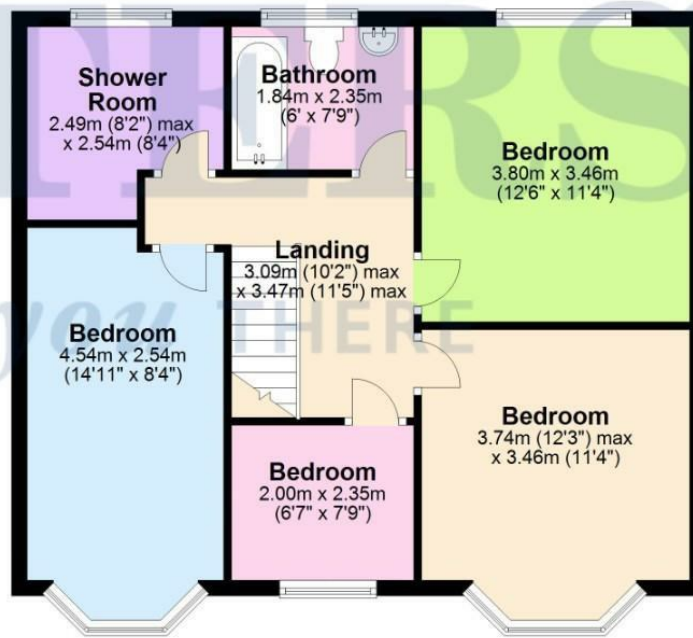
### Ground Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



### First Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



Total area: approx. 131.2 sq. metres (1412.6 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) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	68	
(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

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