

Highfield Drive, Alkrington, Middleton M24

- NO CHAIN
- RECENTLY RENOVATED TO A HIGH STANDARD
 - OPEN PLAN KITCHEN/DINING ROOM
 - CLOSE TO LOCAL SCHOOLS AND AMENITIES
- SOUGHT AFTER LOCATION OF ALKRINGTON
 - QUIET CUL-DE-SAC
 - DRIVEWAY
 - WELL MAINTAINED GARDENS

£240,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to present this beautifully renovated TWO-BEDROOM SEMI-DETACHED home, located in a peaceful cul-de-sac in the highly sought-after area of Alkrington. Offered with NO CHAIN, the property has been recently updated to an exceptional standard.

Upon entering via the porch, you'll be welcomed into a spacious lounge area that leads to an open-plan kitchen/dining space, complete with fitted appliances and a breakfast bar. The ground floor also features a handy utility room with direct access to the rear garden.

Upstairs, you'll find two generously sized bedrooms with plenty of storage space, along with a family bathroom. The second bedroom offers lovely views of the rear garden, which has been meticulously maintained by the current owners.

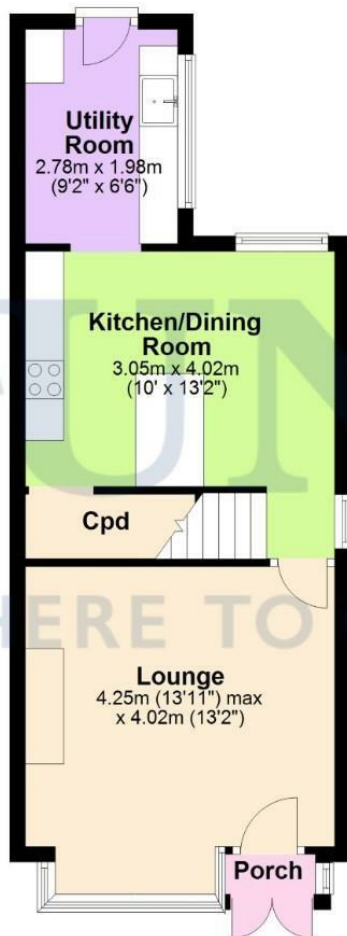
The property also offers off-road parking and a well-kept front garden. Located in the desirable Alkrington area, this home enjoys a prime position near local schools, shops, amenities, and excellent transport links, including easy access to the motorway network.

Tenure: Leasehold - 910 years remaining on the Lease
Ground Rent: £4.20 is payable October, per annum
Council Tax Band: B

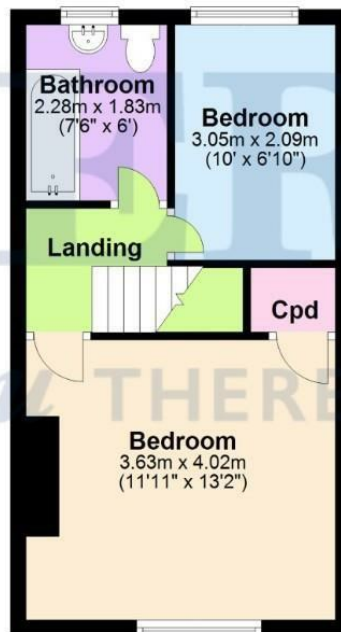




Ground Floor
Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor
Approx. 31.0 sq. metres (334.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.2 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		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(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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