



## Mill Fold Road, Alkrington, Middleton M24

- NO CHAIN
- IDEAL FOR A GROWING FAMILY
- GROUND FLOOR SHOWER ROOM
- GREAT INDOOR/OUTDOOR FLOW
- SITUATED IN THE DESIRABLE AREA OF ALKRINGTON
- FREEHOLD
- SEPARATE UTILITY ROOM
- DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Asking Price £295,000

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

Hunters are delighted to offer for sale this well presented, spacious three bedroom semi detached home, located on Mill Fold Road in the desirable area of Alkrington, Middleton. Offering versatile living space, across two floors, this property is enhanced by a thoughtfully designed ground floor extension to both the rear and side. The property combines modern living with a warm, welcoming feel, making it ideal for families and those who enjoy flexible space.

Upon entering, the welcoming entrance hall with walk-in storage leads into a bright open plan living space, seamlessly connecting the living, dining and kitchen areas. The dining room offers flexibility with internal bi-fold doors and French doors opening onto the garden, creating excellent indoor-outdoor flow. The modern, well appointed kitchen (installed around five years ago) provides ample storage and leads to a home office, with access to a shower room, utility and a separate sitting room, offering additional private living space. The ground floor is designed with a natural flow and is finished throughout with oak effect luxury vinyl tile flooring, combining style with durability.

To the first floor, there are three bedrooms, including two well proportioned doubles and a further single room, which would make an ideal child's bedroom, or dressing room. A family bathroom and central landing complete the upper floor accommodation.

Externally, the property benefits from a gated driveway providing off road parking. To the rear is a superb three tiered garden, thoughtfully designed to maximise usable space. Directly outside the dining area is a decked seating space extending across the rear of the property, perfect for relaxing or entertaining. This leads up to a well maintained lawned area, with a further top tier featuring an additional decked area and shed, offering excellent storage and further outdoor space.

Mill Fold Road is a highly regarded residential location in Middleton, well positioned for a range of local amenities including shops, supermarkets and well regarded schools. The area also offers excellent transport links, with easy access to Middleton town centre, Manchester city centre, and the motorway network, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the space and layout on offer.

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B





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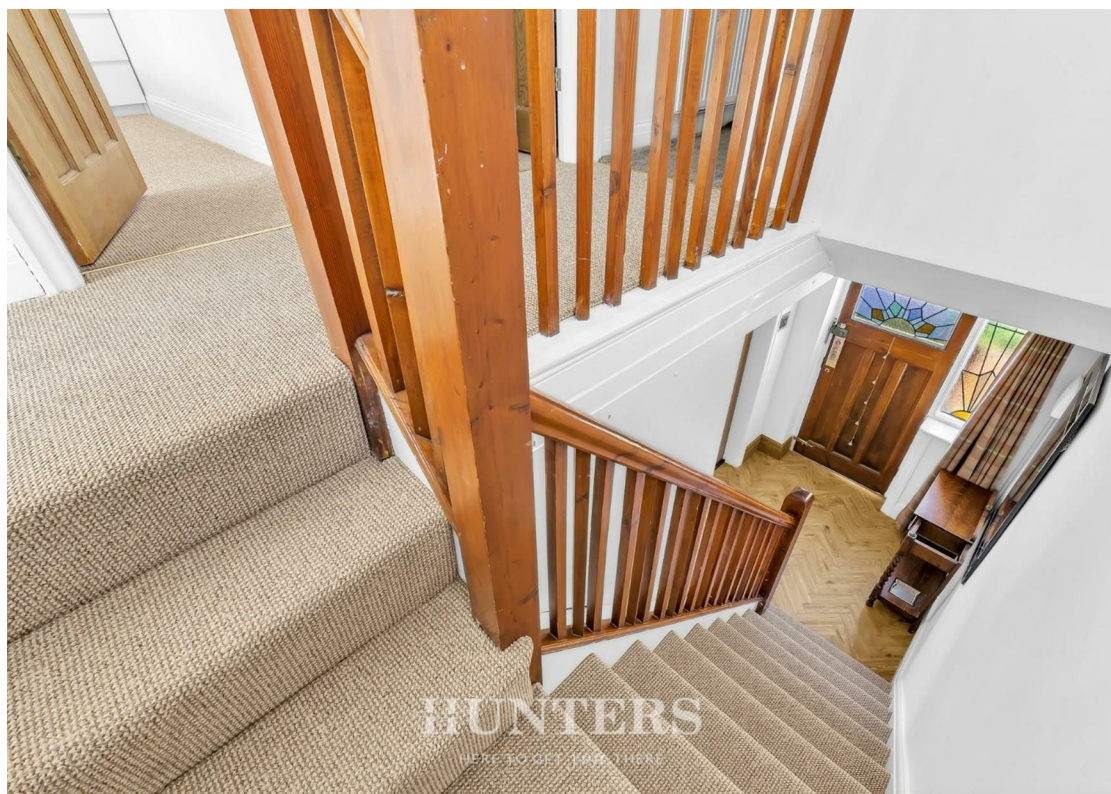
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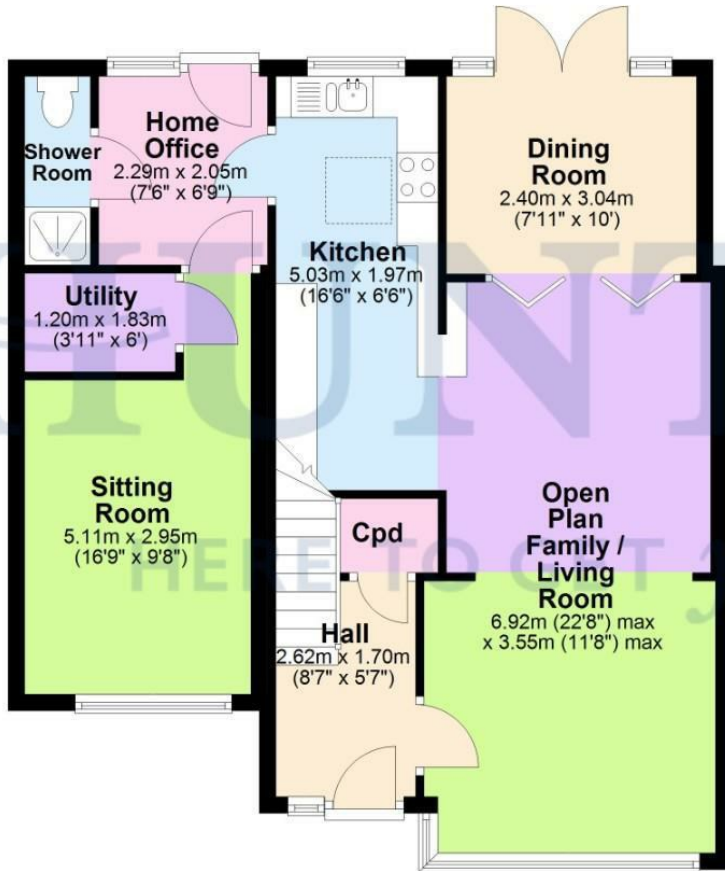


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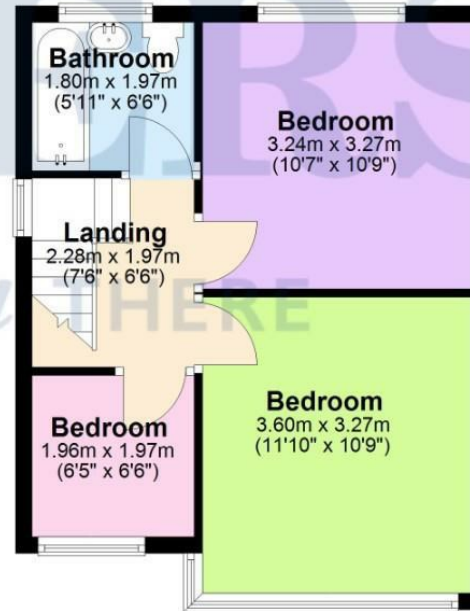
## Ground Floor

Approx. 71.4 sq. metres (768.4 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 107.0 sq. metres (1151.8 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>		
(69-80) <b>C</b>	74	78
(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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