# Manchester New Road, Alkrington, Manchester, M24

- NO CHAIN
- EXTENDED - CLOSE TO 200 SQUARE METRES
- SIX DOUBLE BEDROOMS
- PARKING FOR AMPLE VEHICLES
- POTENTIAL TO EXTEND FURTHER
- SOUGHT AFTER LOCATION
- RENOVATED TO A VERY HIGH STANDARD
- THREE EN-SUITES AND FAMILY BATHROOM
- SITUATED ON A LARGE PLOT
- GREAT TRANSPORT LINKS INTO MANCHESTER

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## Offers In Excess Of £590,000

FREEHOLD | EXTENDED | SIX DOUBLE BEDROOMS | NO CHAIN | LARGE PLOT

Located in the desirable area of Alkrington, Manchester New Road presents an exceptional opportunity to acquire a beautifully renovated semi-detached house, sold with the benefit of freehold and no chain. This impressive property boasts an expansive living space of nearly 200 square metres, making it ideal for families seeking both comfort and style.

The residence features two spacious reception rooms, perfect for entertaining guests or enjoying family time. With six generously sized double bedrooms, including three en-suites and a family bathroom, this home offers ample accommodation for larger families or those who enjoy hosting visitors. Each room has been thoughtfully designed and finished to a high standard, ensuring a modern and inviting atmosphere throughout.

Set on a large plot, the property benefits from substantial parking options to the front and side, providing convenience for multiple vehicles. Additionally, there is potential for further extension, allowing you to tailor the home to your specific needs and preferences.

Alkrington is a sought-after location, known for its excellent transport links into Manchester city centre and easy access to motorway connections. This makes it an ideal choice for commuters and those who wish to enjoy the vibrant city life while residing in a peaceful location..

In summary, this remarkable property combines spacious living, modern renovations, and a prime location, making it a perfect family home or investment opportunity. Do not miss the chance to make this stunning house your own.

Tenure: Freehold
Council tax band: C
EPC Rated: D

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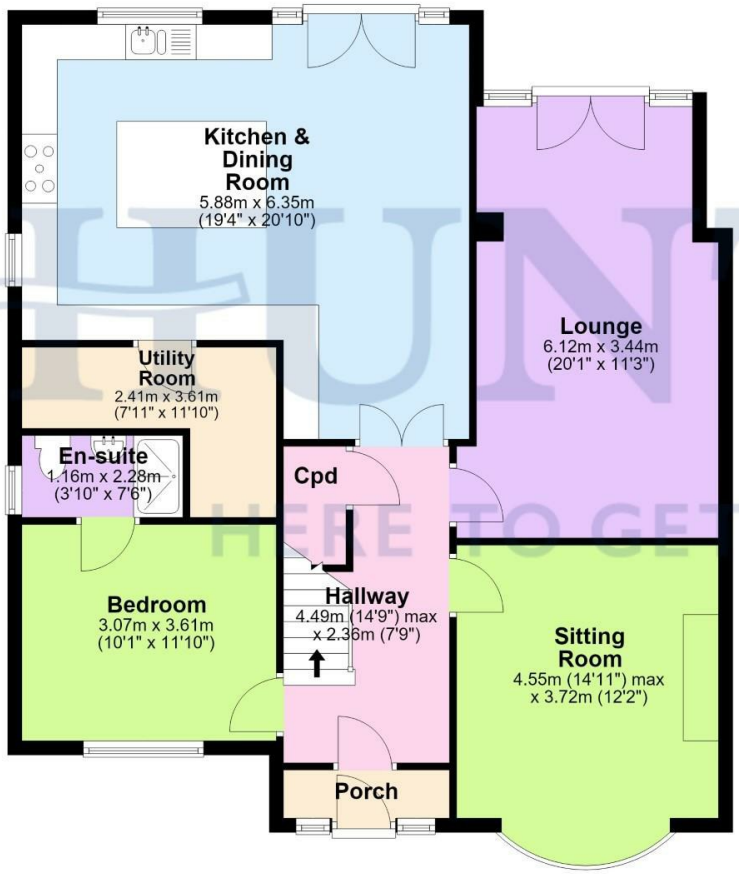
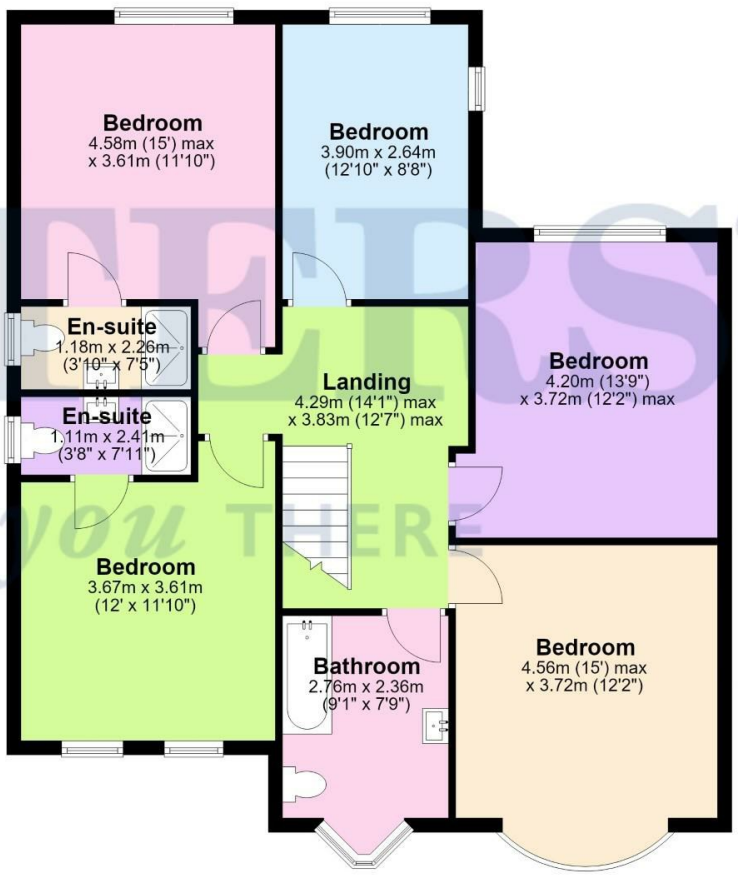
## Ground Floor

Approx. 102.7 sq. metres (1105.8 sq. feet)




## First Floor

Approx. 96.3 sq. metres (1037.0 sq. feet)

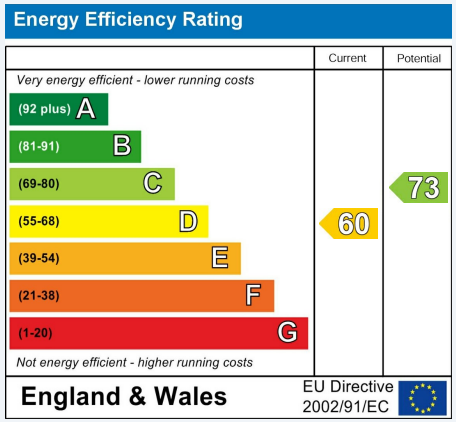



Total area: approx. 199.1 sq. metres (2142.8 sq. feet)

Disclaimer - This flooplan 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.




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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