







Crossby Close, Alkrington, Middleton M24

- NO CHAIN
- HIGHLY DESIRABLE ALKRINGTON LOCATION
- IN NEED OF MODERNISATION
- OFF ROAD PARKING
- HIGHLY SOUGHT AFTER PROPERTY TYPE
- EXTENDED SEMI DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- EXCELLENT POTENTIAL
- GROUND FLOOR BEDROOM & BATHROOM
- EARLY VIEWING IS HIGHLY RECOMMENDED

HUNTERS®
HERE TO GET *you* THERE

Asking Price £300,000

Hunters are pleased to offer for sale this extended semi detached dormer bungalow, offered for sale with no onward chain and situated on Crossby Close in the highly desirable area of Alkrington, Middleton. Having been a much loved family home for many years, the property has been well cared for and offers spacious, versatile accommodation arranged over two floors. While it would benefit from a programme of updating and modernisation, it presents an excellent opportunity for a new owner to create a home tailored to their own tastes and requirements.

The ground floor offers a welcoming entrance hallway, a spacious lounge providing plenty of room for relaxation and an extended kitchen/dining room with a range of fitted units and worktop space. There is also a separate downstairs bedroom, offering versatile accommodation for guests or those seeking ground floor living. A family bathroom completes the accommodation on this level.

To the first floor, there are two well proportioned bedrooms, comprising a double bedroom and a single bedroom, both benefiting from fitted wardrobes. A separate WC is also conveniently located on this floor, adding further practicality to the layout.

Externally, the property benefits from a gated, off road driveway to the front, providing convenient parking, alongside a small front garden. To the rear, there is an established garden featuring a patio area, lawn and mature planting, offering a pleasant outdoor space to relax and enjoy. A detached outbuilding also provides useful additional storage.

Situated in the highly desirable area of Alkrington, the property is ideally placed for a range of local amenities, including shops, supermarkets, schools and everyday services. Alkrington is a particularly popular residential location, known for its established surroundings, green spaces and strong demand for properties, especially bungalows.

The nearby Alkrington Woods offers lovely opportunities for walking and enjoying the outdoors, while Middleton town centre is within easy reach, providing a wider selection of shopping, leisure facilities and amenities. Excellent transport links, including convenient access to the M60 motorway network and public transport connections, make commuting to Manchester and the surrounding areas straightforward.

With its extended layout, flexible accommodation and established gardens, this property would appeal to a variety of buyers, including those looking to downsize or purchasers seeking a home they can modernise and personalise.

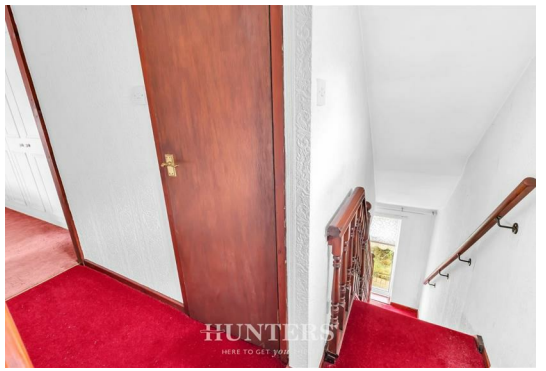
Early viewing is highly recommended to appreciate the accommodation, location and possibilities this property has to offer.

Tenure: Leasehold - 930 years remaining on the Lease
Ground Rent: £8.00 per annum
EPC Rating: TBC
Council Tax Band: C







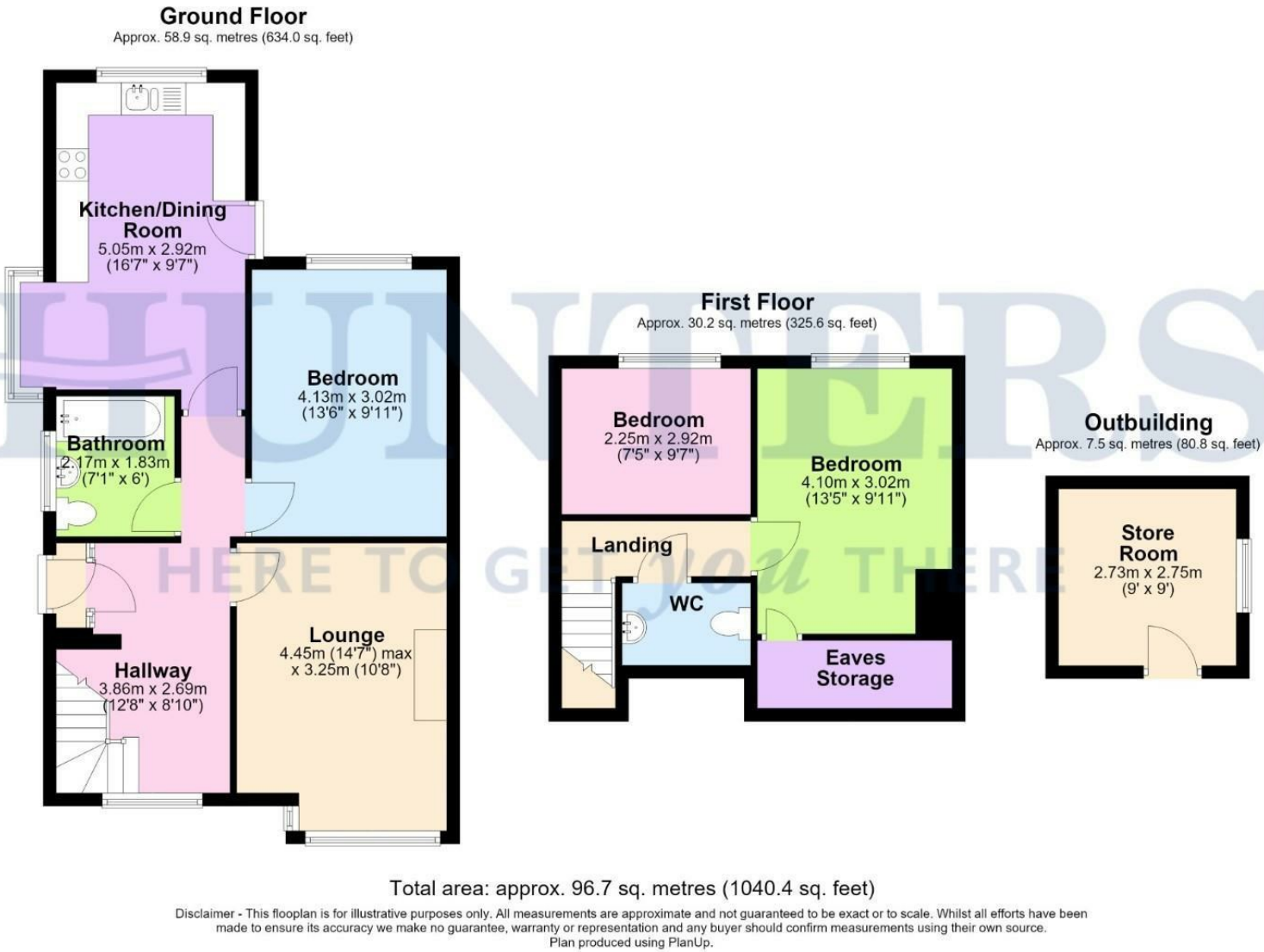




HUNTERS
HERE TO GET you THERE


HUNTERS




HUNTERS



Total area: approx. 96.7 sq. metres (1040.4 sq. feet)

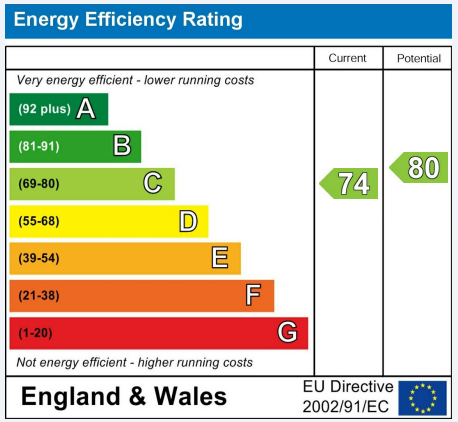
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

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.



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

58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email:
northmanchester@hunters.com https://www.hunters.com

The Property Ombudsman