



Mossway, Alkrington, Manchester, M24

- EXTENDED
- POTENTIAL TO EXTEND FURTHER
- CONVENIENT DOWNSTAIRS WC AND UTILITY
- SOUGHT AFTER LOCATION
- EPC RATED C
- SITUATED ON A LARGE PLOT - CLOSE TO 1,600 SQ FT
- THREE RECEPTION ROOMS
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- GATED DRIVEWAY & EV CHARGING POINT
- VIEWING HIGHLY RECOMMENDED!

Asking Price £495,000

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EXTENDED. Situated in the highly sought-after area of Alkrington, Manchester, this impressive detached house on Mossway offers a perfect blend of space, comfort, and modern living. Set on a generous plot of nearly 1,600 square meters, this property has been thoughtfully extended to provide ample room for family life.

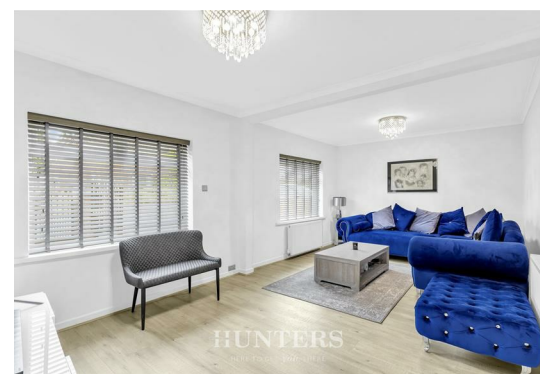
Upon entering, you will find three well-proportioned reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The modern kitchen is a highlight, featuring integrated appliances that make cooking a delight. For added convenience, the property includes a utility room and a downstairs WC, ensuring practicality for everyday living.

The four spacious bedrooms provide a peaceful retreat, while the beautifully landscaped and private rear garden offers a tranquil outdoor space to relax and unwind. This garden is perfect for family gatherings or simply enjoying the fresh air in a serene setting.

The property also boasts a gated driveway, providing secure parking for multiple vehicles, a valuable feature in today's busy world.

With its desirable location in Alkrington, this home is not only a wonderful place to live but also a smart investment for the future. This property truly encapsulates the essence of modern family living, making it a must-see for anyone seeking a spacious and stylish home.


Tenure: Leasehold - 895 years remaining
Ground rent: £4.10PA
Council tax band: C
EPC Rated: C





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.

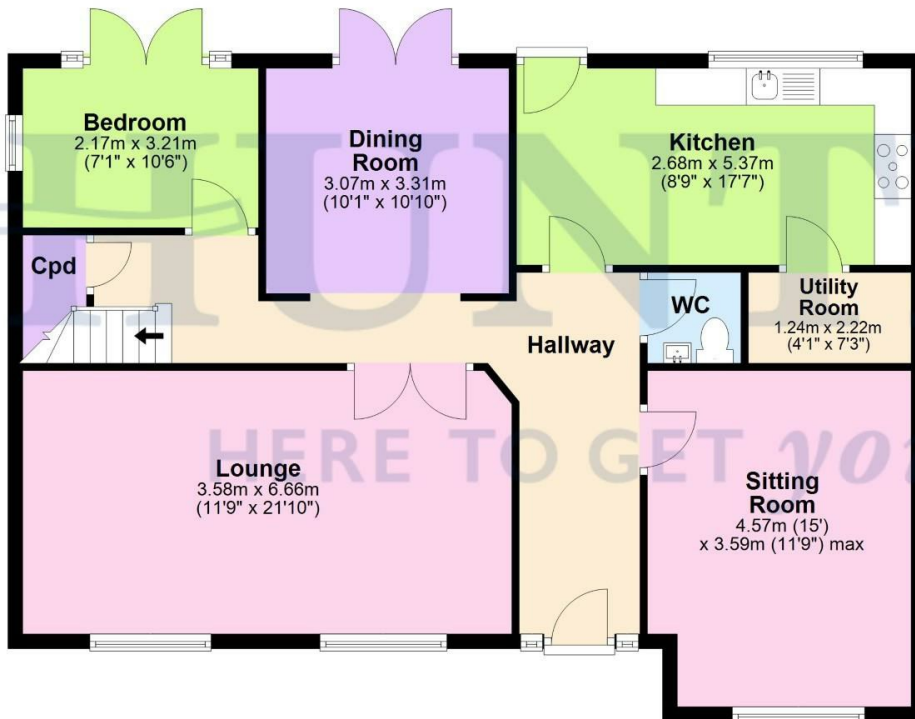
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

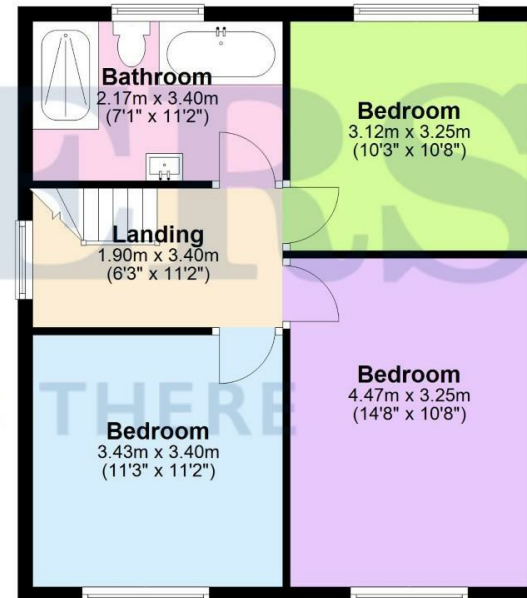
Ground Floor

Approx. 96.2 sq. metres (1035.0 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



Total area: approx. 148.1 sq. metres (1594.6 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.



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