







Pebworth Close, Alkrington, Middleton M24

- FREEHOLD
- CONSERVATORY
- GARAGE
- CLOSE TO LOCAL SCHOOLS
- EPC RATED C
- ATTIC ROOM
- SOUGHT AFTER LOCATION
- QUIET LOCATION
- EASY TRANSPORT LINKS INTO MANCHESTER
- COUNCIL TAX BAND C

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Asking Price £330,000

FREEHOLD. Hunters are delighted to market this charming semi-detached house located on Pebworth Close in the desirable area of Alkrington, Middleton. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen is perfect for culinary enthusiasts, while the conservatory adds valuable ground floor space, allowing for a bright and airy atmosphere throughout the home.

The property features three comfortable bedrooms, ideal for families or those seeking extra room for guests. The bathroom is conveniently located to serve the household's needs. Additionally, the attic room, currently utilised as an office, offers a versatile space that can be adapted to suit your lifestyle, whether it be for work, study, or leisure.

With its appealing layout and thoughtful design, this home is perfect for those looking to settle in a sought after location. The surrounding area offers a range of local amenities, schools, and parks, making it an excellent choice for families and professionals alike. Do not miss the opportunity to make this lovely house your new home.

EPC: C
Council tax band: C
Tenure: Freehold











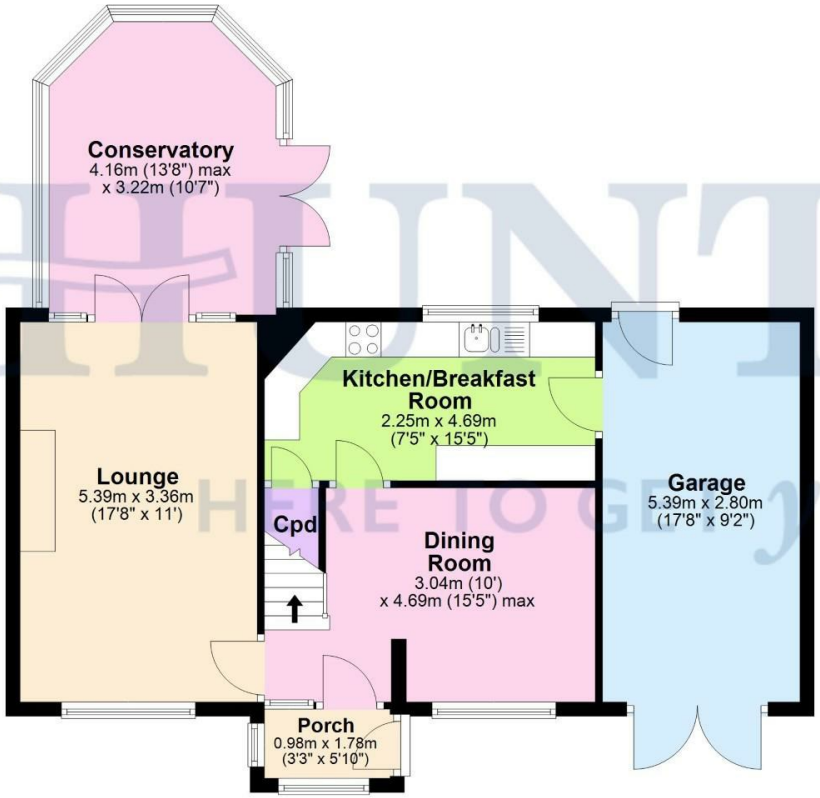
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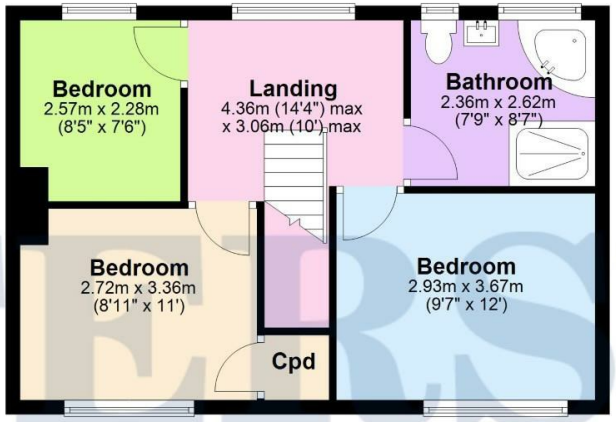

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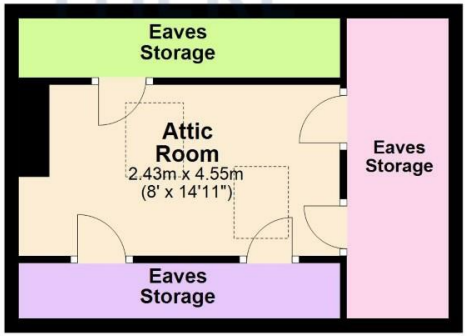
Ground Floor
Approx. 74.1 sq. metres (798.1 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.6 sq. feet)



Second Floor
Approx. 11.0 sq. metres (118.8 sq. feet)



Total area: approx. 129.1 sq. metres (1389.5 sq. feet)

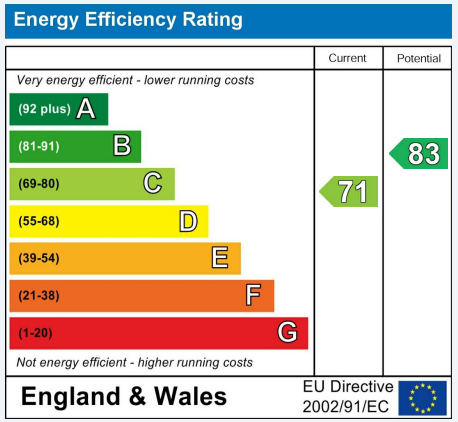
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

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The Property Ombudsman