







Kingsway, Alkrington, Manchester, M24

- EXTENDED
- DOWNSTAIRS WC AND UTILITY ROOM
- LOG BURNER
- EPC RATED D
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN / DINING ROOM
- IDEAL FOR GROWING FAMILIES
- COUNCIL TAX BAND C
- VIEWING RECOMMENDED

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Asking Price £360,000

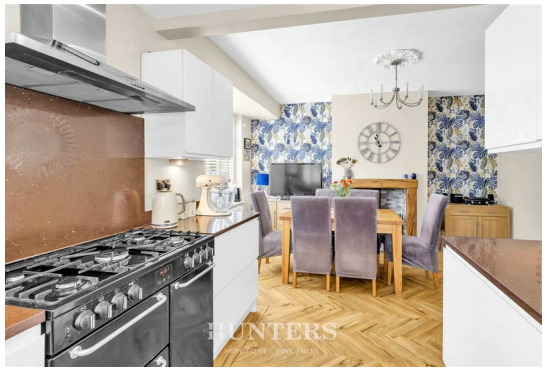
EXTENDED. Situated in the highly sought-after location of Alkrington, this charming semi-detached house on Kingsway, Middleton, Manchester, offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for families or those who enjoy entertaining.

Inside, you will find two inviting reception rooms, with the lounge featuring a delightful log burner that creates a warm and cosy atmosphere, perfect for relaxing evenings. The open plan kitchen diner is a standout feature, designed for both functionality and style, making it an ideal space for family meals and gatherings.

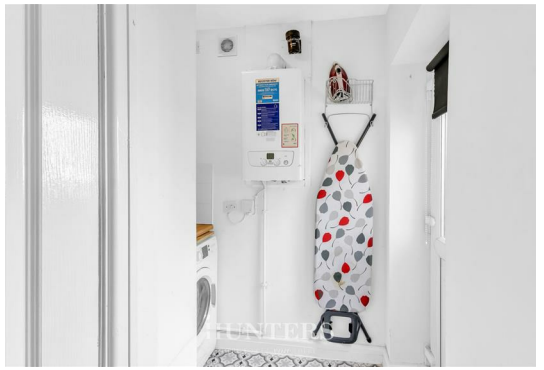
The property boasts four well-proportioned bedrooms, ensuring plenty of room for everyone. The bathroom is conveniently located, catering to the needs of the household.

Outside, the property offers off-road parking for multiple vehicles, a significant advantage in this desirable area. The tiered garden is a lovely outdoor space, comprising paved areas, decking, and a grassy section, providing a perfect setting for outdoor activities or simply enjoying the fresh air.

Tenure: Leasehold - 903 years remaining
Ground rent: £5PA
EPC Rated: D
Council tax band: C









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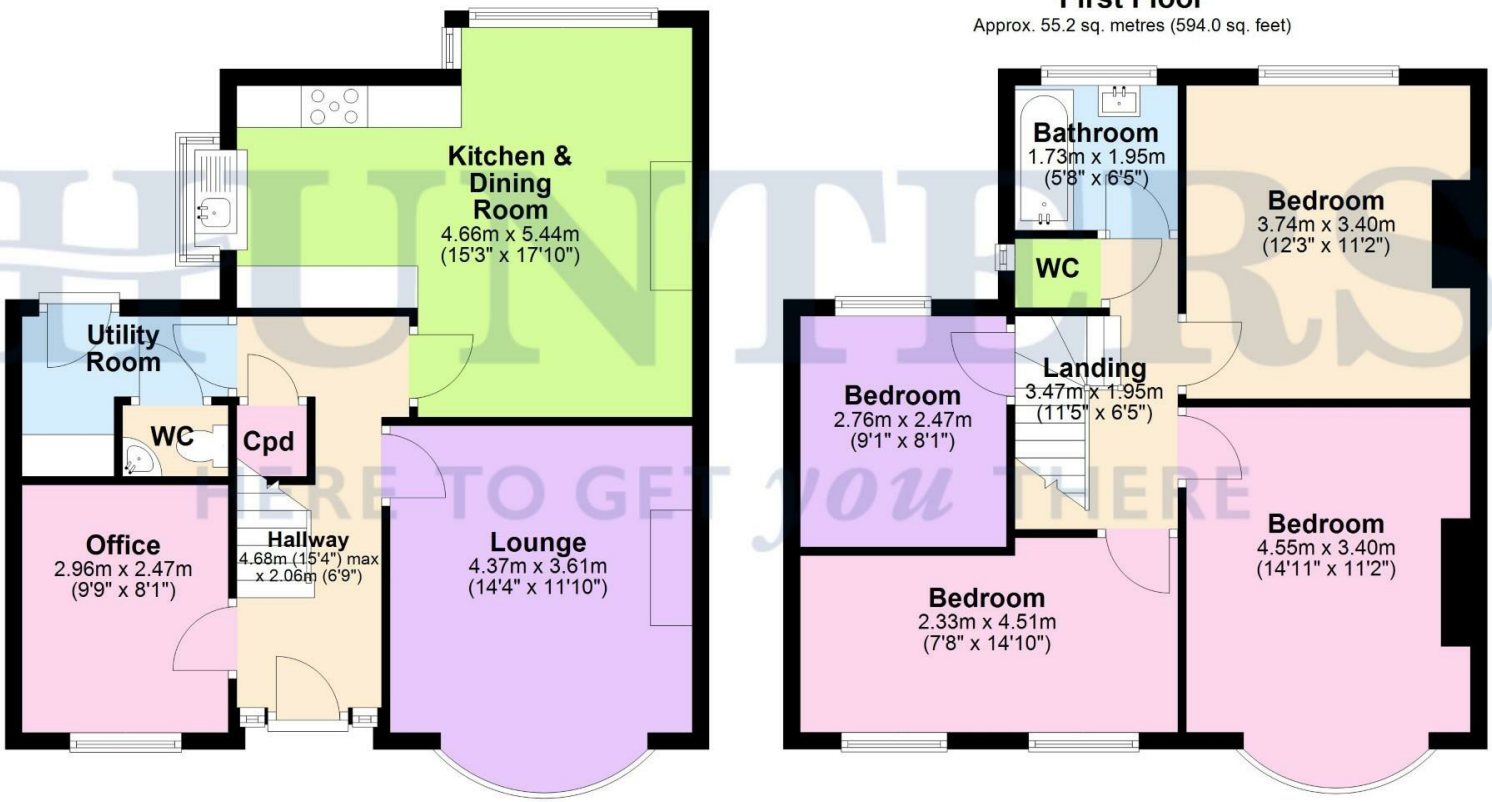

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Ground Floor
Approx. 56.9 sq. metres (612.9 sq. feet)

First Floor
Approx. 55.2 sq. metres (594.0 sq. feet)

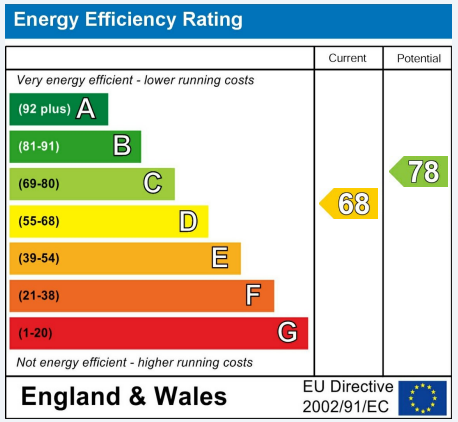


Total area: approx. 112.1 sq. metres (1206.9 sq. feet)

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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The Property Ombudsman