



Uplands, Alkrington, Middleton M24

- FREEHOLD
- OFF ROAD PARKING
 - GARAGE
- ATTRACTIVE REAR GARDEN
- HIGHLY DESIRABLE AREA OF ALKRINGTON
 - CLOSE TO REPUTABLE SCHOOLS
 - IDEAL FOR A GROWING FAMILY
 - VIEWING IS HIGHLY RECOMMENDED

Asking Price £330,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this superb three bedroom semi detached family home, situated on the ever popular Uplands in Alkrington, one of the area's most sought after residential area's in Middleton. Offering spacious and versatile accommodation throughout, this attractive home is perfectly suited to a growing family. With its well planned layout, this is a home that is ready to move straight into whilst still offering scope for buyers to make it their own over time.

Upon entering the property, a welcoming entrance hallway leads into the generous bay fronted dining room, a versatile space perfectly suited to family gatherings. The attractive bay window floods the room with natural light, creating a bright and inviting space. To the rear, the expansive lounge provides a superb principal reception room, flooded with further natural light and enhanced by bi-folding doors that open onto the garden, creating a seamless connection between the indoor and outdoor spaces. The ground floor accommodation is completed by a well appointed kitchen, offering ample storage.

To the first floor, the property offers three well proportioned bedrooms, providing ample space for a growing family. The generous principal bedroom benefits from an attractive bay window, allowing natural light to flood the room. The remaining bedrooms are equally versatile, with the third bedroom currently utilised as a home office. This room could equally serve as a nursery, dressing room or child's bedroom depending on individual requirements. Completing the accommodation is a contemporary family bathroom, well presented and well equipped for a family.

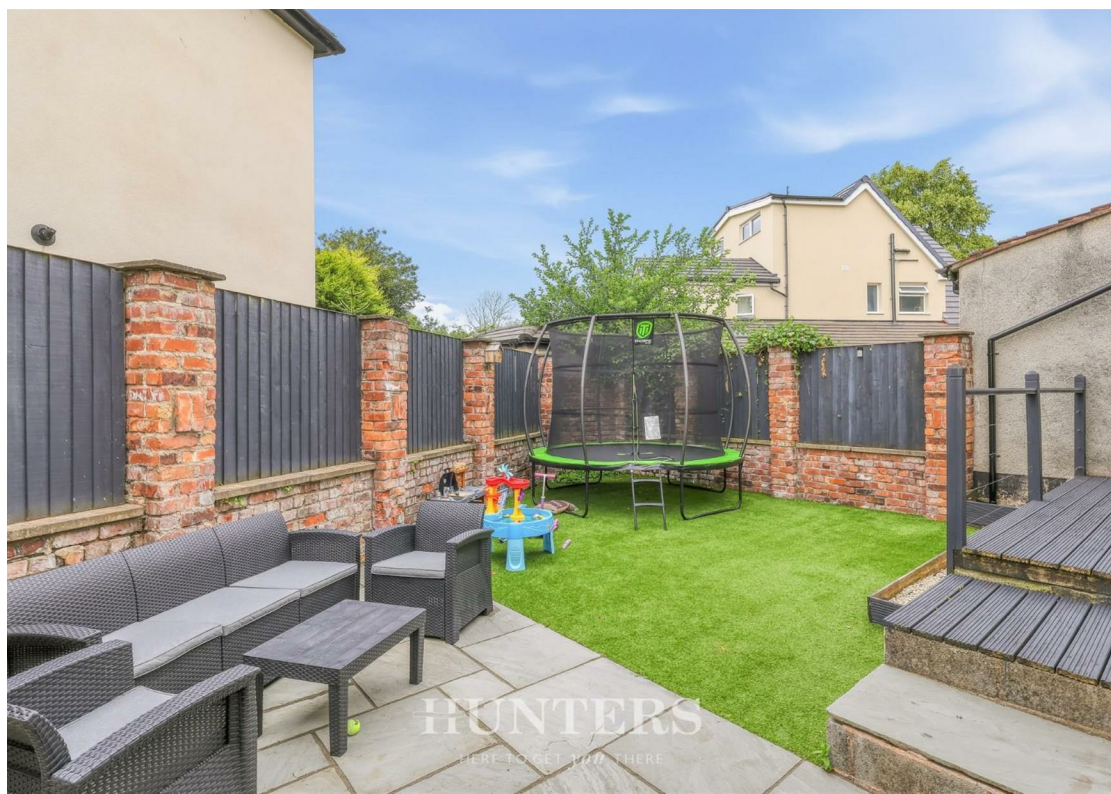
Externally, the property continues to impress with a substantial garage, offering excellent storage space, workshop potential or scope for use as a home gym. To the front, a driveway provides convenient off road parking, adding to the practicality of this fantastic family home. To the rear, the property enjoys a well maintained garden featuring both a patio area and raised decking, creating the perfect setting for outdoor dining, entertaining and relaxing during the warmer months. The generous outdoor space is ideally suited to families and those who enjoy spending time outdoors.

Situated within the ever popular Uplands area of Alkrington, the property is conveniently positioned close to highly regarded schools, local shops, parks and excellent transport links, providing easy access to Manchester city centre and surrounding areas.

This is a fantastic opportunity to acquire a spacious and well maintained family home in a highly desirable location. Early viewing is highly recommended to fully appreciate the space, flexibility and lifestyle on offer.


Tenure: Freehold
EPC Rating: E
Council Tax Band: 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.

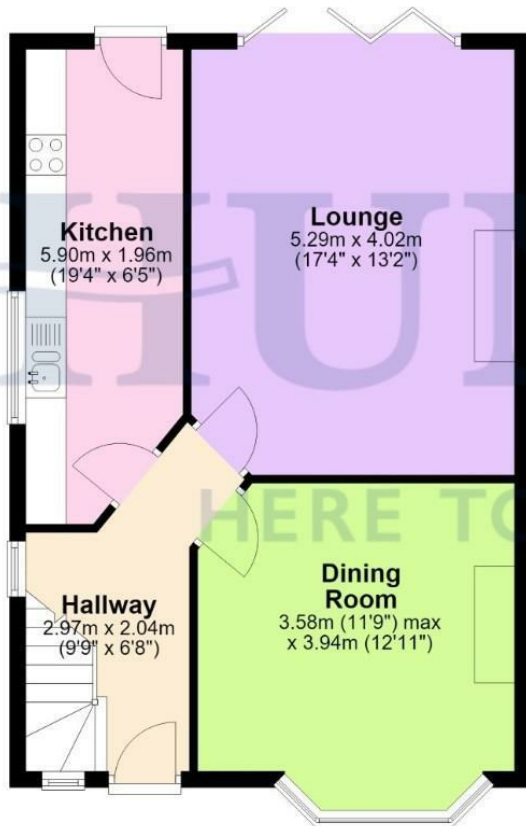
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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. 54.9 sq. metres (590.8 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Outbuilding

Approx. 16.7 sq. metres (179.4 sq. feet)



Total area: approx. 113.0 sq. metres (1216.7 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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