

## Mossway, Alkrington, Middleton M24

- EXTENDED
- OFF ROAD PARKING & INTEGRAL GARAGE
- SPACIOUS OPEN PLAN KITCHEN / DINING ROOM
- COUNCIL TAX BAND B
- POPULAR AREA OF ALKRINGTON
- DOWNSTAIRS SHOWER ROOM & UTILITY ROOM
- CLOSE TO LOCAL SCHOOLS
- SPACIOUS PRIVATE GARDEN

**Offers In Excess Of £340,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are excited to present this beautifully extended and well-maintained three-bedroom semi-detached family home, complete with an integral garage. Located on Mossway in the highly desirable Alkrington area, this modern and attractive property is perfect for a growing family, offering spacious living areas and close proximity to excellent schools.

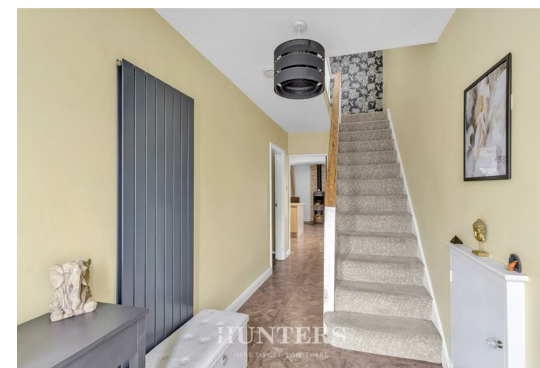
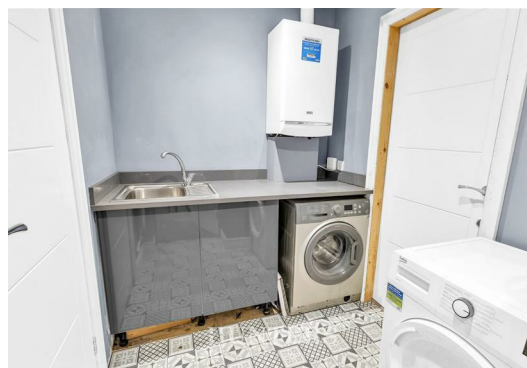
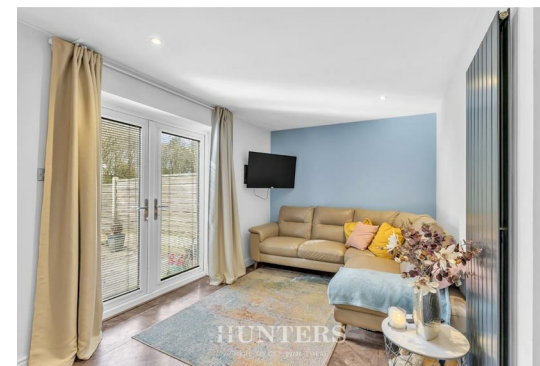
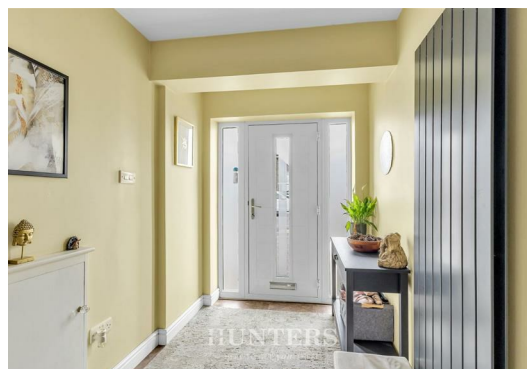
Upon entering, you're greeted by a spacious hallway that sets the tone for the elegance and comfort throughout the home. The large, tastefully decorated lounge creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. This flows effortlessly into the bright and airy open-plan kitchen/dining area, finished to an exceptional standard.

The ground floor is further enhanced by an extended, contemporary kitchen featuring an island – perfect for casual dining. Adjacent to the kitchen are a shower room and utility room. The integral garage provides extra parking or valuable storage space, adding to the practicality of the home. Upstairs, the spacious landing leads to three generously sized bedrooms and a family bathroom with a bath and overhead shower.

Externally, the property boasts off-road parking with space for multiple cars. To the rear, there is a large, private garden, offering a peaceful outdoor retreat.

Situated in the sought-after Alkrington area, this home provides easy access to local shops, top-rated schools, and excellent transport links. With Manchester City Centre just six miles away and quick access to the M62 motorway, this property is ideally placed for commuters.

Tenure: Leasehold  
EPC Rating: C  
Council Tax Band: B

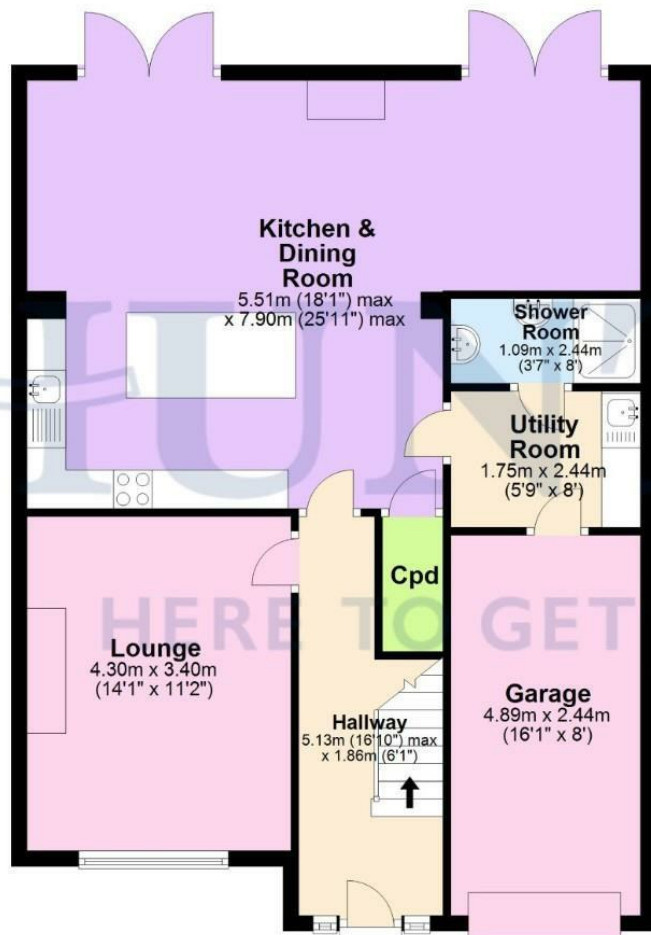








**Ground Floor**  
Approx. 81.9 sq. metres (881.3 sq. feet)



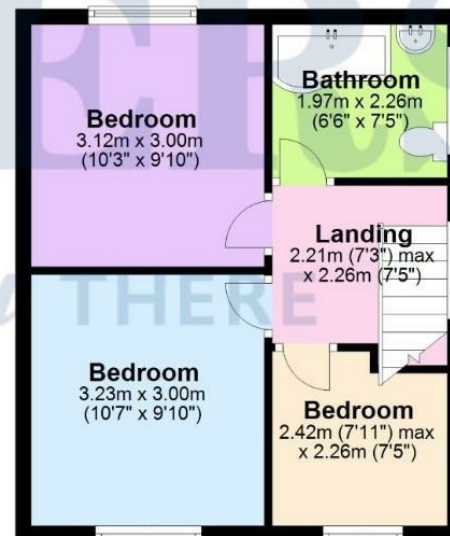
Total area: approx. 116.4 sq. metres (1252.9 sq. feet)

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.

**First Floor**


Approx. 34.5 sq. metres (371.6 sq. feet)



## 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) <b>A</b>                          |   | <b>89</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | <b>69</b>   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | 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

## 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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