



Andover Avenue, Alkrington, Middleton

- FREEHOLD
- DOUBLE LENGTH DETACHED GARAGE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- LARGE PLOT
- COUNCIL TAX BAND C
- EXTENDED
- SUPERBLY PRESENTED PROPERTY
- SOUGHT AFTER LOCATION
- EPC RATED C
- VIEWING HIGHLY RECOMMENDED

Offers Over £375,000



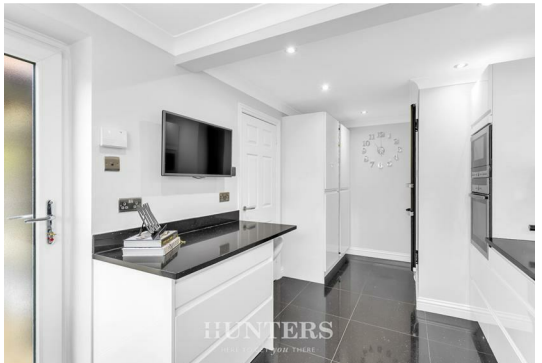
FREEHOLD AND EXTENDED. Located in the highly sought-after area of Alkington, Middleton, this immaculately presented detached house offers a perfect blend of comfort and style. Boasting four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a generous living space.

The home features two inviting reception rooms, providing ample room for relaxation and entertaining. The property has been thoughtfully extended, enhancing its overall appeal and functionality. Set on a large plot, it offers a sense of privacy and space that is hard to find in today's market.

One of the standout features of this property is its beautifully landscaped garden, which wraps around the front, rear, and side of the house. This outdoor oasis is perfect for enjoying sunny days, hosting gatherings, or simply unwinding in a tranquil setting.

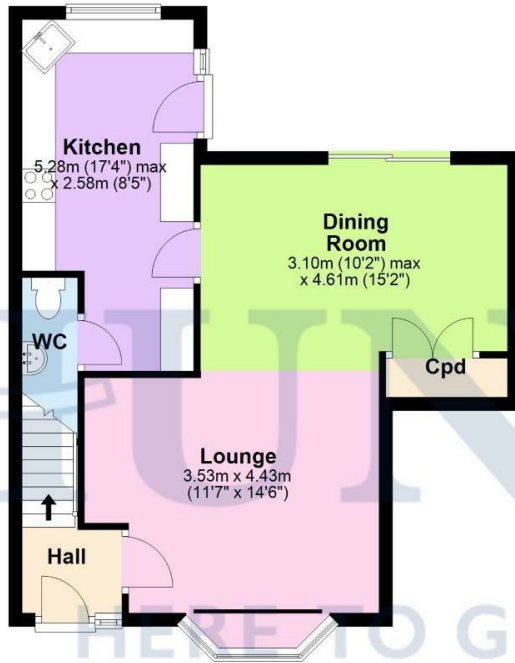
Additionally, the property includes a double length detached garage, providing convenient storage and parking options. With its immaculate presentation and desirable location, this home is a rare find that promises to meet the needs of modern living. Don't miss the opportunity to make this stunning property your own.

EPC Rated: C
Tenure: Freehold
Council tax band: C

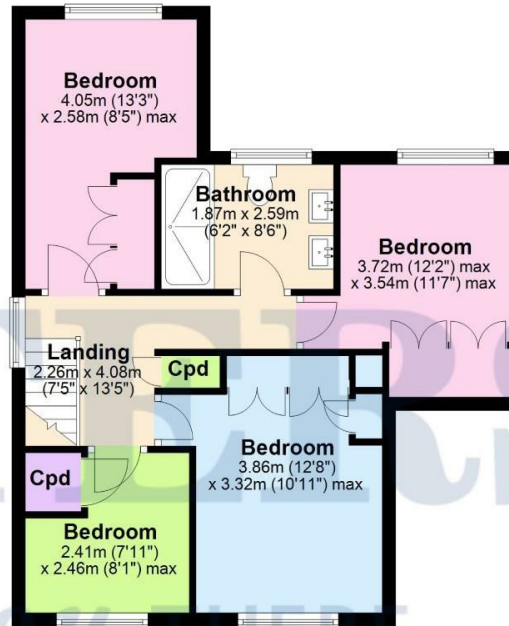




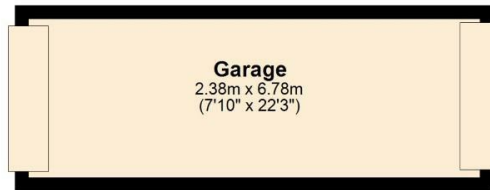
Ground Floor
Approx. 48.8 sq. metres (524.8 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.6 sq. feet)



Outbuilding
Approx. 16.2 sq. metres (174.1 sq. feet)




Total area: approx. 114.1 sq. metres (1228.5 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.

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		82
(69-80) C	69	
(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

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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