







Penrhyn Avenue, Alkrington, Manchester, M24

- EXTENDED
- IMPRESSIVE OUTBUILDING
- RENOVATED TO A HIGH STANDARD
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- EPC RATED C
- FREEHOLD
- GARAGE AND LARGE DRIVEWAY
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D
- VIEWING RECOMMENDED

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Offers Over £350,000

FREEHOLD & EXTENDED. Situated on Penrhyn Avenue in the desirable area of Alkrington, Middleton, this semi-detached house presents an excellent opportunity for growing families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting and open plan reception room is perfect for relaxation and entertaining guests.

This home has been thoughtfully extended, enhancing its living space and functionality. The modern bathroom caters to the needs of a busy household, ensuring convenience for all. One of the standout features of this property is the impressive outbuilding, which offers versatile options for use as an office, gym, or playroom, making it an ideal space for both work and leisure.

Additionally, the property includes an attached garage and a driveway that can accommodate several vehicles, providing ease of access and parking. Located in the sought-after area of Alkrington, residents will benefit from proximity to local schools and amenities, making daily life both convenient and enjoyable.

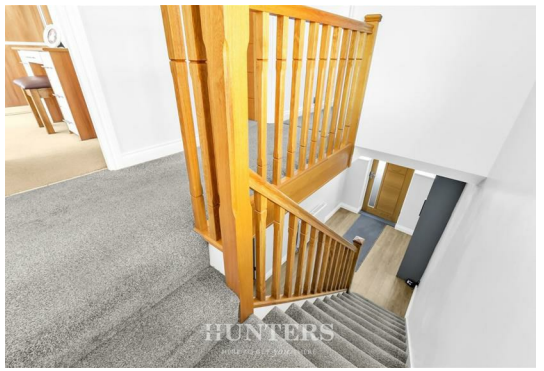
This charming home is a perfect blend of comfort, space, and practicality, making it a must-see for anyone looking to settle in a vibrant community.

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








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Total area: approx. 126.4 sq. metres (1360.0 sq. feet)

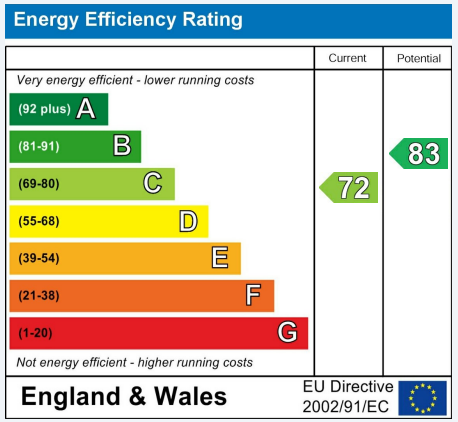
Disclaimer - This flooplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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