







Boardman Fold Road, Alkrington, Middleton M24

- LEASEHOLD
- GENEROUS CORNER PLOT
- SPACIOUS OPEN PLAN KITCHEN & DINING ROOM
- EXCELLENT LOCAL SCHOOLS NEARBY
- MOVE IN READY
- BEAUTIFULLY PRESENTED FAMILY HOME
- SOUGHT AFTER ALKRINGTON LOCATION
- PERFECT FOR GROWING FAMILIES
- THREE WELL PROPORTIONED BEDROOMS
- EARLY VIEWING HIGHLY RECOMMENDED

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HERE TO GET *you* THERE

Asking Price £350,000

Hunters are delighted to offer for sale this beautifully presented and thoughtfully renovated three bedroom semi detached family home, occupying a generous corner plot on the ever popular Boardman Fold Road in Alkrington. Having undergone an extensive renovation to an exceptionally high standard just two years ago, this stunning home seamlessly combines contemporary living with practical family accommodation, making it an ideal purchase for growing families looking to move straight in.

Internally, the accommodation has been finished to a superb standard throughout. The welcoming entrance porch leads into a spacious hallway, whilst the generous lounge provides a comfortable and stylish living space. To the rear, the stunning open plan kitchen and dining room forms the heart of the home, featuring contemporary fitted units, quality finishes and large bi-folding doors opening directly onto the rear garden, flooding the room with natural light and creating an excellent indoor/outdoor living space. A useful utility room and convenient downstairs WC complete the ground floor.

To the first floor are three well proportioned bedrooms, with the third room offering flexibility as a nursery, home office or child's bedroom. The accommodation is completed by a modern, beautifully appointed shower room finished to an equally impressive standard.

Occupying a generous corner position, the property immediately impresses with its large, beautifully maintained front garden, complemented by a spacious driveway providing off road parking for multiple vehicles. To the rear is a fantastic enclosed garden, predominantly laid to lawn and exceptionally well maintained, offering the perfect setting for children to play, family gatherings and outdoor entertaining.

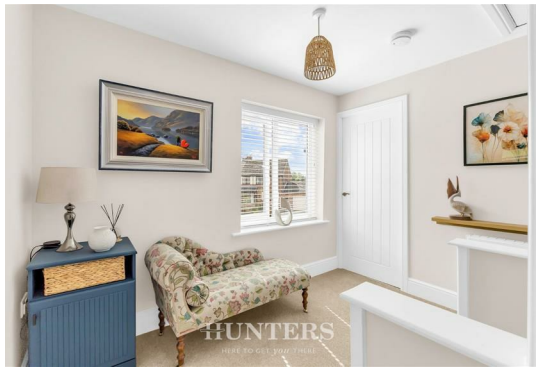
Situated within Alkrington, one of Middleton's most sought after residential areas, the property enjoys excellent schools and superb convenience. A variety of local shops, cafés and everyday amenities are all within easy reach, whilst nearby Middleton Town Centre offers an extensive range of retail, leisure and dining facilities. The property also benefits from excellent transport links, with easy access to the M60 motorway network, Manchester City Centre, Rochdale and surrounding towns, making it an excellent choice for commuters. Beautiful local green spaces, parks and scenic walking routes are also close by, providing plenty of opportunities for outdoor recreation.

Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Tenure: Leasehold - 931 years remaining on the Lease
Ground Rent: £8.00 per annum
EPC Rating: TBC
Council Tax Band: C








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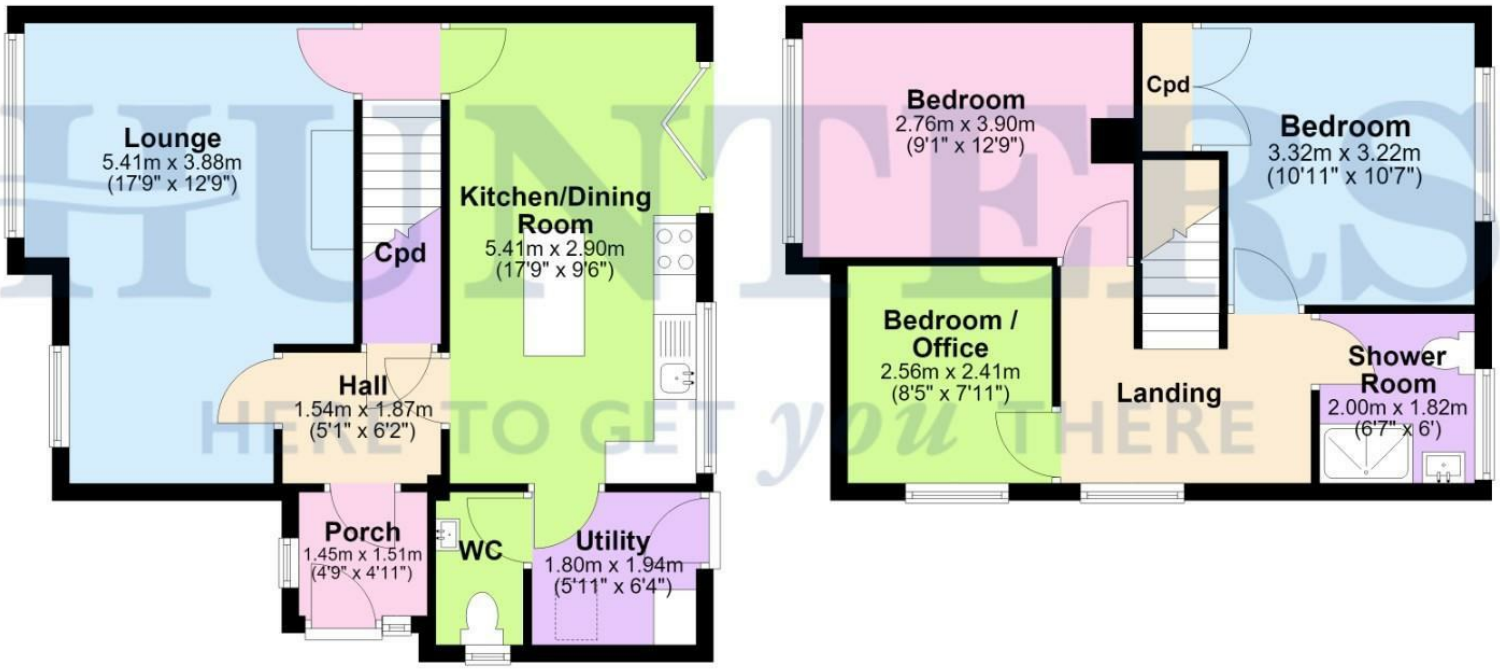

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Ground Floor
Approx. 49.7 sq. metres (534.8 sq. feet)

First Floor
Approx. 41.4 sq. metres (445.3 sq. feet)

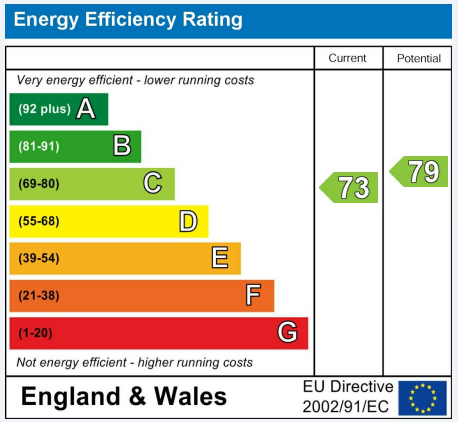


Total area: approx. 91.1 sq. metres (980.1 sq. feet)

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.

58 Long Street, Middleton, Manchester, M24 6UQ
Tel: 0161 637 4083 Email:
northmanchester@hunters.com https://www.hunters.com

The Property Ombudsman