







Mount Road, Alkrington, Middleton M24

- TWO BED DORMER BUNGALOW
- RENOVATED TO AN EXCEPTIONAL STANDARD
- POTENTIAL TO EXTEND, SUBJECT TO PLANNING
- SKYLIGHT WINDOWS AND BI-FOLDING DOORS
- CLOSE TO LOCAL AMENITIES
- HIGHLY DESIRABLE LOCATION OF ALKRINGTON
- OFF ROAD PARKING
- FLEXIBLE GROUND FLOOR LIVING
- STUNNING OPEN PLAN KITCHEN/DINER
- EARLY VIEWING IS HIGHLY RECOMMENDED

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Asking Price £325,000

Hunters are delighted to offer for sale this beautifully presented two bed dormer bungalow, situated on the highly desirable Mount Road in Alkrington, Middleton. Renovated to an exceptionally high standard throughout, this impressive home offers spacious and versatile accommodation that would be ideal for buyers looking to downsize or those seeking the added convenience of flexible ground floor living.

Upon entering the property, you are welcomed into a bright and spacious lounge, which could also be used as a ground floor bedroom if required. A modern ground floor bathroom further enhances the flexibility and convenience of the accommodation.

At the heart of the home is the stunning open plan kitchen and dining room, which has been thoughtfully designed for modern day living. The contemporary kitchen features an extensive range of fitted units, integrated appliances, generous worktop space and a large central island with breakfast bar seating. This impressive space flows seamlessly into a spacious rear sitting room, providing the perfect setting for relaxing and entertaining. Attractive skylight windows allows an abundance of natural light to flood the sitting area, while the wide bi-folding doors provide views over the garden and create a seamless connection between the indoor and outdoor spaces. A separate utility room offers additional storage and practicality.

To the first floor are two generously proportioned double bedrooms, together with a stylish shower room. The entire property has been finished in a fresh and contemporary style, with modern fittings, attractive internal doors and excellent attention to detail throughout.

Externally, the property benefits from a block paved driveway providing off road parking. To the rear is a spacious and enclosed garden featuring a paved patio and lawn, providing an ideal setting for outdoor dining, entertaining or relaxing. The property also offers excellent potential to extend further, subject to obtaining the necessary planning permission and building regulations approval, allowing a future owner to adapt the home to suit their individual requirements.

Mount Road is located within the highly regarded Alkrington area of Middleton, a popular residential location known for its attractive surroundings and excellent local amenities. The property is conveniently positioned for Middleton town centre, well-regarded local schools, shops and everyday facilities, while Alkrington Woods and nearby green spaces provide excellent opportunities for walking and recreation. There are also convenient transport links to Manchester city centre and the surrounding areas, with easy access to the M60 and M62 motorway networks.

Properties of this style and standard are extremely rare in this sought after location and are expected to attract considerable interest. Early viewing is therefore highly recommended to avoid disappointment.

Tenure: Leasehold - 931 years remaining on the Lease
Ground Rent: £20.00 per annum
EPC Rating: C
Council Tax Band: C











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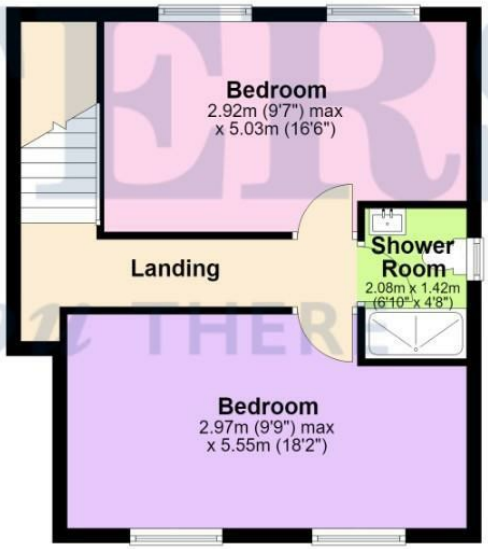
Ground Floor

Approx. 74.4 sq. metres (800.7 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)

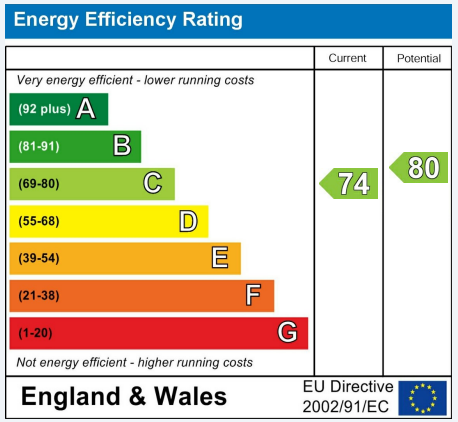


Total area: approx. 116.2 sq. metres (1250.4 sq. feet)

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.

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